

30 May 2025



Yan Honda Architects  
Suite 506 275 Alfred Street North  
NORTH SYDNEY NSW 2060

Dear Sir/Madam

**Application Number:** Mod2025/0125  
**Address:** Lot 6 DP 111254 , 1142 Pittwater Road, COLLAROY NSW 2097  
**Proposed Development:** Modification of Development Consent DA2024/1348 granted for Alterations and additions to a dwelling house

Please find attached the Notice of Determination for the above mentioned Application.

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Ryan Fehon  
**Planner**

## NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

<b>Application Number:</b>	Mod2025/0125 PAN-515945
<b>Applicant:</b>	Yan Honda Architects Suite 506 275 Alfred Street North NORTH SYDNEY NSW 2060
<b>Property:</b>	Lot 6 DP 111254 1142 Pittwater Road COLLAROY NSW 2097
<b>Description of Development:</b>	Modification of Development Consent DA2024/1348 granted for Alterations and additions to a dwelling house
<b>Determination:</b>	Approved Consent Authority: Northern Beaches Council
<b>Date of Determination:</b>	30/05/2025
<b>Date from which the consent operates:</b>	30/05/2025

Under Section 4.55 (2) Environmental Impact of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

### Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

### Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable environmental impacts.

## Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

## Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

## Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

## Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

**Signed**                      On behalf of the Consent Authority



Name                      Ryan Fehon, Planner

Date                      30/05/2025

## Modification Summary

The development consent is modified as follows:

### MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
Mod2025/0125	The date of this notice of determination	<p>This Modification application seeks to amend the consent of DA2025/1348, which was granted for Alterations and additions to a dwelling house.</p> <p>The following condition amendments are proposed as part of this consent:</p> <ul style="list-style-type: none"> <li>• <b>A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation</b></li> <li>• <b>B. Modify Condition 2 - Compliance with Other Department, Authority or Service Requirements</b></li> <li>• <b>C. Add Condition 16A - Compliance with Coastal Risk Management Report</b></li> </ul>

### Modified conditions

**A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA01	D	Survey Plan / Site Analysis	Yan Honda Architects	28th May 2025
DA02	D	Demolition Plan - Ground Floor	Yan Honda Architects	28th May 2025
DA03	D	Demolition Plan - First Floor Plan	Yan Honda Architects	28th May 2025
DA04	D	Proposed Raised Roof Plan	Yan Honda Architects	28th May 2025
DA05	D	Proposed Raised Roof Plan	Yan Honda Architects	28th May 2025

DA06	D	Proposed Ground Floor Plan	Yan Honda Architects	28th May 2025
DA07	D	Proposed First Floor Plan	Yan Honda Architects	28th May 2025
DA08	D	Elevations	Yan Honda Architects	28th May 2025
DA09	D	Sections	Yan Honda Architects	28th May 2025
DA10	D	Construction Mgmt Plan	Yan Honda Architects	28th May 2025
DA11	D	Shadow Diagrams	Yan Honda Architects	28th May 2025
DA12	D	External Windows & Door Schedule 01	Yan Honda Architects	28th May 2025
DA13	D	External Windows & Door Schedule 02	Yan Honda Architects	28th May 2025
DA14	D	Finishes Schedule	Yan Honda Architects	28th May 2025

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Plan - Stormwater	01	Yan Honda Architects	13/03/2025
Coastal Engineering Advice	-	Horton Coastal Engineering - Coastal & Water Consulting	21/03/2025
NatHERS Certificate	Certificate No. 0009655796-04	Ian Fry - Frys Energywise	11/03/2025
BASIX Certificate	Certificate No. 1764484S_03	Frys Building Consultancy Pty Ltd	11/03/2025

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## **B. Modify Condition 2 to read as follows:**

### **2. Compliance with Other Department, Authority or Service Requirements**

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
Transport for NSW	Referral Response - Transport (TfNSW Reference: SYD25/

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

website [www.northernbeaches.nsw.gov.au](http://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.

**C. Add Condition 16A - Compliance with Coastal Risk Management Report to read as follows:**

The development is to comply with the recommendation outlined in the Coastal Engineering Advice on 1142 Pittwater Road Collaroy for DA Modification (Horton Coastal Engineering 21 March 2025).

Specifically, that the adjacent natural ground will be maintained at least 100mm below the eastern side of the dwelling. This recommendation is to be incorporated into construction plans and specifications and maintained over the life of the development.

Reason: To ensure coastal risk is addressed appropriately.

## Important Information

This letter should therefore be read in conjunction with DA2024/1348 dated 10th February 2025.

## Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

**Council** means Northern Beaches Council.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

**Local planning panel** means Northern Beaches Local Planning Panel.

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Subdivision certificate** means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

**Subdivision works certificate** means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

**Sydney district or regional planning panel** means Sydney North Planning Panel.