

4 March 2021



Stable Innovations Pittwater Shores Pty Ltd
28 / 117 Old Pittwater Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2020/0722
Address: Lot 3B DP 164259 , 62 Beaconsfield Street, NEWPORT NSW 2106
Lot 4A DP 159498 , 11 Queens Parade, NEWPORT NSW 2106
Lot 3A DP 164259 , 9 Queens Parade, NEWPORT NSW 2106
Lot 2 DP 209106 , 7 Queens Parade, NEWPORT NSW 2106
Lot 5A DP 158658 , 13 Queens Parade, NEWPORT NSW 2106
Lot 4B DP 159498 , 60 Beaconsfield Street, NEWPORT NSW 2106
Proposed Development: Modification of Development Consent DA2019/1280 granted for
demolition works and construction of a multi unit housing
development with associated carparking and landscaping

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,

Lashta Hadari
Principal Planner



NOTICE OF DETERMINATION

Application Number:	Mod2020/0722
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stable Innovations Pittwater Shores Pty Ltd
Land to be developed (Address):	Lot 3B DP 164259 , 62 Beaconsfield Street NEWPORT NSW 2106 Lot 4A DP 159498 , 11 Queens Parade NEWPORT NSW 2106 Lot 3A DP 164259 , 9 Queens Parade NEWPORT NSW 2106 Lot 2 DP 209106 , 7 Queens Parade NEWPORT NSW 2106 Lot 5A DP 158658 , 13 Queens Parade NEWPORT NSW 2106 Lot 4B DP 159498 , 60 Beaconsfield Street NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent DA2019/1280 granted for demolition works and construction of a multi unit housing development with associated carparking and landscaping

DETERMINATION - APPROVED

Made on (Date)	04/03/2021
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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
10708_DA003 Issue L (Site Plan / Roof Plan)	25.02.2021	nettletontribe
10708_DA004 Issue P (Beaconsfield St Ground Level Plan)	25.02.2021	nettletontribe
0708_DA005 Issue N (Beaconsfield Level 1 Plan & Queens Parade Basement Level Plan)	25.02.2021	nettletontribe
10708_DA006 Issue M(Beaconsfield Level 2 Plan	25.02.2021	nettletontribe

& Queens Parade Ground Level Plan)		
10708_DA007 Issue K (Beaconsfield Roof Plan & Queens Parade Level 1 Plan)	25.02.2021	nettletontribe
10708_DA020 Issue J (Elevations – Sheet 1)	25.02.2021	nettletontribe
10708_DA021 Issue H (Elevations – Sheet 2)	25.02.2021	nettletontribe
10708_DA030 Issue K (Sections)	25.02.2021	nettletontribe
10708_DA062 Issue D (Western Boundary Detail)	25.02.2021	nettletontribe
10708_DA075 Issue F (Landscape Area Plan)	25.02.2021	nettletontribe

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (1054289M_03)	03.03.2021	Eco Certificates Pty Ltd
NATHERS Certificate (0005742680)	03.03.2021	Eco Certificates Pty Ltd
Arboricultural Report	30.01.2020	Footprint Green Pty Ltd

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) 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 DA2019/1280 dated 23 April 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.



northern
beaches
council

Signed On behalf of the Consent Authority

A handwritten signature in blue ink, appearing to read "Lashta Haidari".

Name Lashta Haidari, Principal Planner

Date 04/03/2021