

11 March 2021



Better Built Homes Pty Ltd
Unit 21 9-12 Lambridge Place
PENRITH NSW 2750

Dear Sir/Madam

Application Number: Mod2020/0701
Address: Lot 10 DP 31708 , 7 Wentworth Place, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2020/0058 granted for the 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,



Ashley Warnest
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0701
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Better Built Homes Pty Ltd
Land to be developed (Address):	Lot 10 DP 31708 , 7 Wentworth Place BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2020/0058 granted for the construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	11/03/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 11 - On-site Stormwater Detention Details to read as follows:

The Applicant is to provide drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's "Water Management Policy PL850", and generally in accordance with the concept drainage plans prepared by alw design, drawing names Site Stormwater Management Layout & Roof Layout and General Details, dated 17 December 2019, subject to the following amendment.

The drainage plans must address the following:

The direct connection to Council's Stormwater pipe needs to be cored to the pipe to minimise damage to the pipe and a Flowcon: Con-connect will need to be fitted to sufficiently seal the connection.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

B. Modify Condition 12 - Stormwater Drainage Application to read as follows:

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the pipeline, which is to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1.

The form can be found on Council's website at www.northernbeaches.nsw.gov.au > Council Forms > Stormwater Drainage Application Form.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for stormwater disposal.

C. Add Condition 17A - Notification of Inspections to read as follows:

Council's Development Engineer is to be given 48 hours notice when the works reach the following stages:

a) Prior to backfilling of pipelines

NOTE: Any inspections carried out by Council do not imply Council approval or acceptance of the work, and do not relieve the developer/applicant from the requirement to provide an engineer's certification.

Reason: To ensure new Council infrastructure is constructed in accordance with Auspec 1 Council's design and specification standards.

Important Information

This letter should therefore be read in conjunction with DA2020/0058 dated 23/03/2020.

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



northern
beaches
council

A handwritten signature in black ink, appearing to read 'Ashley Warnest', positioned above a horizontal line.

Name Ashley Warnest, Planner

Date 11/03/2021