

8 September 2020



Robert Alfred Kenneth Nugan , Susan Nugan
32 The Strand
WHALE BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2020/0334
Address: Lot 70 DP 11067 , 32 The Strand, WHALE BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2019/0913 granted for demolition works and construction of a dwelling house including a 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,



Kent Bull
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0334
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Robert Alfred Kenneth Nugan Susan Nugan
Land to be developed (Address):	Lot 70 DP 11067 , 32 The Strand WHALE BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0913 granted for demolition works and construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	08/09/2020
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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
100.01, Rev C (Site & Locality Plans)	26.06.19	Shaun Lockyer Architects Pty Ltd
200.01, Rev B (Second Floor)	18.04.19	Shaun Lockyer Architects Pty Ltd
200.02, Rev B (First Floor)	18.04.19	Shaun Lockyer Architects Pty Ltd
200.03, Rev B (Ground Floor)	18.04.19	Shaun Lockyer Architects Pty Ltd
210.01, Rev C (Roof Plan)	26.06.19	Shaun Lockyer Architects Pty Ltd
300.01, Rev D (North & East Elevations)	04.09.19	Shaun Lockyer Architects Pty Ltd
300.02, Rev D (South & West Elevations)	04.09.19	Shaun Lockyer Architects Pty Ltd
400.01, Rev C (Sections - Sheet 1)	04.09.19	Shaun Lockyer Architects Pty Ltd
400.02, Rev C (Sections - Sheet 2)	04.09.19	Shaun Lockyer Architects Pty Ltd
400.03, Rev C (Sections - Sheet 3)	04.09.19	Shaun Lockyer Architects Pty Ltd
400.04, Rev B (Sections - Sheet 4)	04.09.19	Shaun Lockyer Architects Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Addendum Letter Ref. J2226B	10.07.2020	White Geotechnical Group Pty Ltd

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.

B. Add Condition under heading "DEVELOPMENT CONSENT OPERATIONAL CONDITIONS" to read as follows:

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	Response Ausgrid Referral

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

Important Information

This letter should therefore be read in conjunction with DA2019/0913 dated 11 December 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



northern
beaches
council

A handwritten signature in black ink, appearing to read "K. Bull", is placed on a light grey rectangular background. A horizontal line is drawn below the signature box.

Name Kent Bull, Planner

Date 08/09/2020