

8 December 2020



Leech Harmon Architects  
80 A Park Street  
MONA VALE NSW 2103

Dear Sir/Madam

**Application Number:** Mod2020/0366  
**Address:** Lot 8 DP 22384 , 615 Pittwater Road, DEE WHY NSW 2099  
Lot A DP 400997 , 613 Pittwater Road, DEE WHY NSW 2099  
Lot 2 DP 22384 , 11 May Road, DEE WHY NSW 2099  
**Proposed Development:** Modification of Development Consent DA2018/1166 granted for  
demolition works and construction of a Boarding House  
development

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Peter Robinson  
**Executive Manager Development Assessment**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0366
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Leech Harmon Architects
<b>Land to be developed (Address):</b>	Lot 8 DP 22384 , 615 Pittwater Road DEE WHY NSW 2099 Lot A DP 400997 , 613 Pittwater Road DEE WHY NSW 2099 Lot 2 DP 22384 , 11 May Road DEE WHY NSW 2099
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1166 granted for demolition works and construction of a Boarding House development

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	25/11/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Modify Condition <6 - Policy Control> to read as follows:

A monetary contribution of \$84,962.89, is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan 2019. The monetary contribution is based on a development cost of \$8,496,288.59.

The monetary contribution is to be paid prior to the issue of the first Construction Certificate or Subdivision Certificate whichever occurs first, or prior to the issue of the Subdivision Certificate where no Construction Certificate is required. If the monetary contribution (total or in part) remains unpaid after the financial quarter that the development consent is issued, the amount unpaid (whether it be the full cash contribution or part thereof) will be adjusted on a quarterly basis in accordance with the applicable Consumer Price Index. If this situation applies, the cash contribution payable for this development will be the total unpaid monetary contribution as adjusted.

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution has been paid.

The Northern Beaches Section 7.12 Contributions Plan 2019 may be inspected at 725 Pittwater Rd, Dee Why and at Council's Customer Service Centres or alternatively, on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

## Important Information

This letter should therefore be read in conjunction with DA2018/1166, dated 22 January 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                      Peter Robinson  
                                 **Executive Manager Development Assessment**

Date                        08/12/2020

**NOTE:** Signed by Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979 and EP&A Regulation 2000 as determined by the Sydney North Planning Panel on 25/12/2020.