

17 January 2023



JJ Drafting
26 / 90 Mona Vale Road
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2022/0553
Address: Lot 1 DP 13686 , 948 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2018/1901 granted for Alterations and Additions to 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,



Dean Pattalis
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0553
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	JJ Drafting
Land to be developed (Address):	Lot 1 DP 13686 , 948 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2018/1901 granted for Alterations and Additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	17/01/2023
-----------------------	------------

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
01-F	October 2022	JJ Drafting
02-F	October 2022	JJ Drafting
03-F	October 2022	JJ Drafting
04-F	October 2022	JJ Drafting
06-F	October 2022	JJ Drafting
07-F	October 2022	JJ Drafting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Updated Geotechnical Investigation (J1978A)	25 October 2022	White Geotechnical Group

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
09-F	October 2022	JJ Drafting

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B.

Delete Condition 8. External Finishes to Roof to read as follows:

The external finish to the roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

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

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development. (DACPLC03)

C.

Add Condition 5(A). Road Reserve to read as follows:

A "New Acmena Smithii (Lilli Pilli)" is illustrated on the approved plans in the same location of the existing Lilli Pilli in the road reserve area. Any new plantings or replacement plantings outside the property boundaries or inside the road reserve shall be removed from the approved plans and applied for via a Minor Encroachment/Constructions Within Road Reserve Application.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Add Condition 10(A). No Clearing of Vegetation to read as follows:

Unless otherwise exempt, no vegetation is to be cleared prior to issue of a Construction Certificate.

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

Reason: To protect native vegetation.

Add Condition 13(A). Wildlife Protection to read as follows:

If construction activity associated with this development results in injury or displacement of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To protect native wildlife.

Add Condition 16(A). No Weeds Imported On To The Site to read as follows:

No Priority or environmental weeds (as specified in the Northern Beaches Local Weed Management Plan 2021 – 2026) are to be imported on to the site prior to or during construction works.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to issue of any Occupation Certificate.

Reason: To reduce the risk of site works contributing to spread of Priority and environmental weeds.

Important Information

This letter should therefore be read in conjunction with DA2018/1901.

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 must be lodged on the NSW Planning portal within 28 days 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 Dean Pattalis, Planner

Date 17/01/2023