

5 August 2021

Colleen Maree Ryan  
5 Waterloo Street  
NARRABEEN NSW 2101

Dear Sir/Madam

**Application Number:** Mod2021/0458  
**Address:** Lot 3 DP 12977 , 5 Waterloo Street, NARRABEEN NSW 2101  
**Proposed Development:** Modification of Development Consent DA2021/0011 granted for alterations and additions to a dwelling house

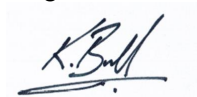
Please find attached the Notice of Determination for the above mentioned Application.

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](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,



Kent Bull  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0458
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Colleen Maree Ryan
<b>Land to be developed (Address):</b>	Lot 3 DP 12977 , 5 Waterloo Street NARRABEEN NSW 2101
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0011 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	04/08/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Drwg. 01, Issue B (Site Plan)	1 July 2021	Red Rock Design
Drwg. 04, Issue B (Proposed G.F. Plan)	1 July 2021	Red Rock Design
Drwg. 05, Issue B (Proposed F.F. Plan)	1 July 2021	Red Rock Design
Drwg. 06, Issue B (Proposed Roof Plan)	1 July 2021	Red Rock Design
Drwg. 07, Issue B (Proposed Elevations)	1 July 2021	Red Rock Design
Drwg. 08, Issue B (Proposed Elevations)	1 July 2021	Red Rock Design
Drwg. 09, Issue B (Detail Section)	1 July 2021	Red Rock Design

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate, A402937_02	29 June 2021	Red Rock Design

##### 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.

**B. Modify Condition 7 Stormwater Drainage Disposal to read as follows:**

The applicant is to submit Stormwater Plans for the new development within this development consent, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to kerb at Waterloo Street.

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 disposal and stormwater management arising from the development.

**C. Delete Condition 8 Amendments to the approved plans**

Reason: The modified proposal demonstrates the rear first floor deck amended to 6m from the rear boundary and a satisfactory privacy screen is now indicated to the northern side of the rear first floor deck to minimise overlooking towards 105 Ocean Street.

**D. Modify Condition 20 Stormwater Drainage Disposal Certification to read as follows:**

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

**E. Delete Condition 22 Privacy Screen - First Floor (Rear)**

Reason: A satisfactory privacy screen is now indicated to the northern side of the rear first floor deck to minimise overlooking towards 105 Ocean Street.

## **Important Information**

This letter should therefore be read in conjunction with DA2021/0011 dated 18 March 2021.

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                      Kent Bull, Planner

Date                      04/08/2021