

2 November 2022

Hendrik Jan Menke
50 Fuller Street
COLLARROY PLATEAU NSW 2097

Dear Sir/Madam

Application Number: Mod2022/0468
Address: Lot B DP 442377 , 7 Hill Street, QUEENSCLIFF NSW 2096
Proposed Development: Modification of Development Consent DA2021/0369 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,



Kye Miles
Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2022/0468 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|--|---|
| Applicant: | Hendrik Jan Menke |
| Land to be developed (Address): | Lot B DP 442377 , 7 Hill Street QUEENSCLIFF NSW 2096 |
| Proposed Development: | Modification of Development Consent DA2021/0369 granted for Alterations and additions to a dwelling house |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 02/11/2022 |
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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 |
| 201213-1 - Rev A | 23 June 2022 | H&C Design P/L |
| 201213-2 - Rev A | 23 June 2022 | H&C Design P/L |
| 201213-3 - Rev A | 23 June 2022 | H&C Design P/L |

| Reports / Documentation – All recommendations and requirements contained within: | | |
|---|-------------------|----------------------------------|
| Report No. / Page No. / Section No. | Dated | Prepared By |
| Geotechnical Assessment | 15 September 2022 | Crozier Geotechnical Consultants |

b) 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 No.7A - Structural Adequacy and Excavation Work, to read as follows:

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer.

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

Reason: To provide public and private safety.

Important Information

This letter should therefore be read in conjunction with DA2021/0369 dated 18 June 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 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 Kye Miles, Planner

Date 02/11/2022