

17 February 2021

James Brian Dargaville
7 Trentwood Park
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2021/0048
Address: Lot 1 DP 202857 , 7 Trentwood Park, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DAN0530/15 granted for subdivision of one lot into three, demolition of existing detached garage and extension of existing access road to provide access to new lots

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,



Jordan Davies
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0048
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	James Brian Dargaville
Land to be developed (Address):	Lot 1 DP 202857 , 7 Trentwood Park AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DAN0530/15 granted for subdivision of one lot into three, demolition of existing detached garage and extension of existing access road to provide access to new lots

DETERMINATION - APPROVED

Made on (Date)	17/02/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition C6 to read as follows:

Engineering plans including specifications and details of all required future services including water, sewer, electricity, telecommunications, gas etc., within the proposed handle to residue Lot 2 along the northern boundary of proposed Lot 1 are to be submitted to the Accredited Certifier or Council with the Construction Certificate application for Stage 1. Such details are to be accompanied by a certification by a qualified experienced practicing Civil Engineer with corporate membership of Engineers Australia or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with the relevant Australian Standards and Pittwater 21 DCP 2014.

B. Modify Condition C2.6 to read as follows:

Engineering plans including specifications and details of the internal driveway, and the structural slab details for the proposed bin stand area within proposed lot 1, and the driveway slab within the proposed right of way burdening proposed lot 1, are to be submitted to the Accredited Certifier or Council with the Construction Certificate application. Such details are to be accompanied by a certification by a qualified experienced practicing Civil Engineer with corporate membership of the Institute of Engineers Australia (M.I.E), or who is eligible to become a corporate member and has appropriate experience and competence in the related field, confirming that the plans/details comply with B6.2 of Pittwater 21 DCP and generally with the plan prepared by Gartnertrovato Architects drawing number 1711 A01 issue F dated October 17 and traffic report prepared by Michael Logan dated 19/10/2017

C. Delete Condition F6.

D. Modify Condition F2.6 to read as follows:

A Certificate is to be submitted to the Principal Certifying Authority with the Subdivision Certificate application by a qualified practicing Civil Engineer with corporate membership of Engineers Australia, or who is eligible to become a corporate member and has appropriate experience and competence in the related field confirming to the satisfaction of the Principal Certifying Authority that the driveway within the proposed right of way within proposed Lots 2 and 3 and the bin stand area and driveway within the proposed right of way within proposed Lot 1 have have been constructed in accordance with the approved Stage 2 Construction Certificate plans and relevant conditions of Development Consent.

Important Information

This letter should therefore be read in conjunction with N0530/15 dated 15/11/2017, MOD2019/0169 dated 26/07/2019 and MOD2020/0344 dated 16/12/2020..

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 Jordan Davies, Planner

Date 17/02/2021