

31 January 2022



Stellen Consulting  
Level 1 27 Belgrave Street  
MANLY NSW 2095

Dear Sir/Madam

**Application Number:** Mod2021/0937  
**Address:** Lot 70 DP 11067 , 32 The Strand, WHALE BEACH NSW 2107  
**Proposed Development:** Modification of Development Consent DA2019/0913 granted for demolition works and construction of a dwelling house including a swimming pool

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,



Nick England  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0937
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Stellen Consulting
<b>Land to be developed (Address):</b>	Lot 70 DP 11067 , 32 The Strand WHALE BEACH NSW 2107
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0913 granted for demolition works and construction of a dwelling house including a swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	31/01/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.1B - 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>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DR300 Revision 0	4 August 2021	Stellen Consulting
DR301 Revision 0	4 August 2021	Stellen Consulting
DR302 Revision 0	4 August 2021	Stellen Consulting

##### 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. Modify Condition No.7 - Stormwater Disposal - to read as follows:**

The applicant is to submit Engineering Plans for the new development within this development consent, prepared by an appropriately qualified and practicing Civil Engineer, 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 the existing Council stormwater pit

located within the 2.5 metre wide drainage easement in the adjoining property at 237 Whale Beach Road. The connection is to be directly to the junction pit generally in accordance with the design by Stellen Consulting Engineers, drawing number DR-300 and DR-301 Revision 0 dated 04/08/2021.

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

## Important Information

This letter should therefore be read in conjunction with DA2019/0913 dated 11 December 2019

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 submitted to Council 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                Nick England, Planner

Date                 31/01/2022