

# NORTHERN BEACHES COUNCIL

31 January 2017



Volcano Pty Ltd  
Po Box 6161  
NORTH SYDNEY NSW 2059

Dear Sir/Madam

**Application Number:** Mod2017/0008  
**Address:** Lot 1 DP 1208984 , 1320 Pittwater Road, NARRABEEN NSW 2101  
**Proposed Development:** Modification of Development Consent DA2016/0850 granted for Alterations and additions for shop top housing including basement carparking and strata subdivision

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 eServices website at [www.warringah.nsw.gov.au](http://www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to [council@warringah.nsw.gov.au](mailto:council@warringah.nsw.gov.au)

Regards,

Mitchell Drake  
**Planner**

**NOTICE OF DETERMINATION**

<b>Application Number:</b>	Mod2017/0008
<b>Determination Type:</b>	Modification of Development Consent

**APPLICATION DETAILS**

<b>Applicant:</b>	Volcano Pty Ltd
<b>Land to be developed (Address):</b>	Lot 1 DP 1208984 , 1320 Pittwater Road NARRABEEN NSW 2101
<b>Proposed Development:</b>	Modification of Development Consent DA2016/0850 granted for Alterations and additions for shop top housing including basement carparking and strata subdivision

**DETERMINATION - APPROVED**

<b>Made on (Date)</b>	31/01/2017
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The request to modify the above-mentioned Development Consent has been approved as follows:

**A. Modify Condition No.1 - Modification of Consent - Approved Plans and supporting Documentation to read as follows:**

**1 Approved Plans and supporting Documentation**

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>Drawing No.</b>	<b>Dated</b>	<b>PreparedBy</b>
a2001iIssue - ai	31 October 2016	RFA Architects
a2101iIssue - ai	31 October 2016	RFA Architects
a2002iIssue - ai	31 October 2016	RFA Architects
a3001iIssue - ai	31 October 2016	RFA Architects
a3002iIssue - ai	31 October 2016	RFA Architects
a4001iIssue - ai	31 October 2016	RFA Architects
12160Cstg1 Strata 1 Sheet 1 of 5 Location Plan Levels 1 and 2 Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 2 of 5 Location Plan Level 3 and Above Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 3 of 5 Level 1 Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 4 of 5 Level 2 Issue 3	20 December 2016	C.M.S Surveyors

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12160Cstg1 Strata 1 Sheet 5 of 5 Level 3 Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 1 of 6 Levels 1 & 2 Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 2 of 6 Levels 3 and above Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 3 of 6 Level 1 Basement Level Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 4 of 6 Level 2 Ground Floor Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 5 of 6 Level 3 First Floor Issue 3	20 December 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 6 of 6 Level 4 Second Floor Issue 3	20 December 2016	C.M.S Surveyors

## Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Flood Risk Management Report	11 December 2015	Northern Beaches Consulting Engineers
Geotechnical Investigation	20 November 2015	D. Katauskas Consulting Geotechnical Engineer
BCA Fire Safety Assessment Report	23 July 2015	GRS Building Reports
Access Review	26 July 2016	Wall to Wall Design and Consulting

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

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

In the event of any inconsistency between conditions of this consent and the drawings/documents deferred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

## Important Information

This letter should therefore be read in conjunction with DA2016/0850 Dated 18/11/2016, MOD2016/0339 Dated 25/01/2017.

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.

Section 97AA 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.

## Right to Review by the Council

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You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

*NOTE: A fee will apply for any request to review the determination.*

**Signed**            On behalf of the Consent Authority

Signature           \_\_\_\_\_

Name                Mitchell Drake, Planner

Date                 31/01/2017