

5 December 2022



Andrew Darroch
6/20 Wylde Street
POTTS POINT NSW 2011

Dear Sir/Madam

Application Number: Mod2022/0450
Address: Lot 13 DP 1275411 , 1180 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent N0379/16 granted for alterations and additions to an existing 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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0450
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Andrew Darroch
Land to be developed (Address):	Lot 13 DP 1275411 , 1180 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0379/16 granted for alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	05/12/2022
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Proposed Site & Roof Plan - S050, Rev 4	30 September 2022	Studio Etic
Proposed Basement Plan - S100, Rev 4	30 September 2022	Studio Etic
Proposed Ground Floor Plan - S101, Rev 4	30 September 2022	Studio Etic
Proposed Sections - S300, Rev 4	30 September 2022	Studio Etic
Elevation North - S400, Rev 4	30 September 2022	Studio Etic
Elevation East & West - S402, Rev 5	30 September 2022	Studio Etic

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.A429977_02)	3 August 2022	EPS

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 1C - Retrospective Works Excluded to read as follows:

Despite any reference in Condition 1, the following use and parts of the dwelling house built without approval are excluded from this Modification:

Specifically, no approval is granted or implied for the following items detailed on the Plans prepared by Studio Etic dated 30 September 2022 as listed in Condition 1B:

1. Unspecified use and as-built component of the bathroom in the basement;
2. Unspecified use and as-built component of the new staircase from the ground floor to the basement;
3. Unspecified use and as-built component of the new plant area in the basement;
4. Unspecified use and as-built component of the new laundry in the basement;
5. Unspecified use and as-built component of the new playroom in the basement;
6. Unspecified use and as-built component of the new wine cellar in the basement;
7. Unspecified use and as-built component of the two new storage areas in the basement;
8. Unspecified use and as-built component of the new sliding window to playroom in the basement;
9. Unspecified use and as-built component of the new sliding window to laundry in the basement;
10. Unspecified use and as-built component of the new ventilation vents to plant in the basement;
11. Unspecified use and as-built component of the new bathroom on the ground floor;
12. Unspecified use and as-built component of the three new bedrooms on the ground floor;
13. Unspecified use and as-built component of the new ensuite on the ground floor;
14. Unspecified use and as-built component of the new solar panels on the roof; and
15. Unspecified use and as-built component of the new skylights on the roof.

Nothing in this approval implies the future use or regularisation of these works.

Reason: To ensure this modification does not provide consent for works already undertaken.

Important Information

This letter should therefore be read in conjunction with N0379/16 dated 1 February 2017, Mod2018/0272 dated 22 August 2018, Mod2019/0048 dated 29 May 2019, and Mod2021/0725 dated 3 November 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 Stephanie Gelder, Planner

Date 05/12/2022