

31 March 2022



Peter Downes Designs Pty Ltd
77 Riviera Avenue
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2022/0036
Address: Lot 61 DP 771456 , 188 McCarrs Creek Road, CHURCH POINT NSW 2105
Lot PO 169846 , 188 McCarrs Creek Road, CHURCH POINT NSW 2105
Proposed Development: Modification of Development Consent BA A1101-77 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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0036
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Peter Downes Designs Pty Ltd
Land to be developed (Address):	Lot 61 DP 771456 , 188 McCarrs Creek Road CHURCH POINT NSW 2105 Lot PO 169846 , 188 McCarrs Creek Road CHURCH POINT NSW 2105
Proposed Development:	Modification of Development Consent BA A1101-77 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	31/03/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify 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
THORP 1 of 4 (Site Plan)	6.05.21	Absolute Building Designers
THORP 2 of 4 (Upper Ground Floor Plan, Lower Ground Floor Plan)	6.05.21	Absolute Building Designers
THORP 3 of 4 (East Elevation, South Elevation, West Elevation, North Elevation)	6.05.21	Absolute Building Designers
THORP 4 of 4 (Section A-A)	6.05.21	Absolute Building Designers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Assessment Report, Ref. 20-213	17 May 2020	Australian Bushfire Consulting Services
Geotechnical Report, Ref. J2498A	22 May 2020	White Geotechnical Group Pty Ltd

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
L/02 - Landscape Plan	9.12.21	Aspect Designs
L/03 - Planting	9.12.21	Aspect Designs
L/04 - Landscape Details Sheet	9.12.21	Aspect Designs

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

B. Modify Condition 23 - Tree Plantings to read as follows:

Landscaping is to be implemented in accordance with the Landscape Plan, including the following requirements:

- i) At least two (2) native canopy trees selected from the below species list are to be planted,
- ii) Each tree planting shall be a minimum 75 litre container size, planted within the upper terrace below the existing concrete retaining wall associated with the main dwelling and located centrally between this wall and the retaining walling downslope,
- iii) The tree species may be selected from the following list: Angophora costata - Sydney Red Gum, Glochidian ferdinandi - Cheese Tree or Syncarpia glomulifera -Turpentine.

Prior to the completion of the development, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the tree plantings have been completed in accordance with the conditions of consent.

Reason: To maintain the natural environment/native tree canopy of Pittwater.

Important Information

This letter should therefore be read in conjunction with Building Consent No.3233-87 and MOD2021/0079.

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 Thomas Prosser, Planner

Date 31/03/2022