

3 November 2020



Architects INK
PO Box 823
DOUBLE BAY NSW 1360

Dear Sir/Madam

Application Number: Mod2020/0356
Address: Lot 100 DP 509808 , 981 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2020/0130 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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0356
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Architects INK
Land to be developed (Address):	Lot 100 DP 509808 , 981 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2020/0130 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	02/11/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add 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
Site and Upper Floor Plan 1922 1 of 8 Issue K	2 July 2020	Architects Ink
Ground Floor Plan 1922 2 of 8 Issue K	2 July 2020	Architects Ink
Lower Ground Floor Plan 1922 3 of 8 Issue K	2 July 2020	Architects Ink
South-West and North-East Elevations 1922 4 of 8 Issue K	2 July 2020	Architects Ink
North-West Elevation 1922 5 of 8 Issue K	2 July 2020	Architects Ink
South-East Elevations and Sections S1 1922 6 of 8 Issue K	2 July 2020	Architects Ink
Sections S2 & S3 1922 7 of 8 Issue K	2 July 2020	Architects Ink
Site and Upper Floor Plan 1922 8 of 8 Issue K	2 July 2020	Architects Ink

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

Arboricultural Impact Assessment	7 July 2020	Blue Gum Arborist
Bushfire Hazard Assessment	27 July 2020	Bushfire Planning and Design
Geotechnical Addendum	31 July 2020	Asset Geotechnical Engineering Pty Ltd

d) 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 9 Submission Roads Act Application for Civil Works in the Public Road to read as follows:

The Applicant is to submit an application for approval for infrastructure works on Council's roadway. Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include four (4) copies of Civil Engineering plans for the design of vehicular access which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1 and Council's Minor Works Policy. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

1. The width and location of the access driveway at the road must be designed in accordance with section 3.2 of Australian/New Zealand Standard AS/NZS 2890.1:2004 Parking facilities - Off-street car parking.
2. The width, location and grade of the pathway, stairs and letterbox works on Council's road reserve.
3. The vehicular Crossing/driveway within the public road shall be in plain concrete.
4. The provision of normal low vehicle crossing profile generally in accordance with Northern Beaches Council Drawing No A4-3330/3 and specifications.
5. Safety devices must be installed on the proposed driveway in accordance with AS/NZS 2890.1:2004.
6. The driveway be designed such that there is no load imposed on the existing retaining wall supporting the road. Alternative, the design must either replace existing retaining wall to maintain support of road to extend structural design life to 100 years.
7. The crossing slab between the kerb & gutter/road shoulder and the existing internal retaining wall/pier must be generally matching existing ground level.
8. Longitudinal cross sectional survey detail must be provided with the design, showing existing and proposed levels and must be commenced from the centerline of the road.
9. Structural details of the driveway retaining wall, piers and slab designed by a structural engineer.
10. The application is to include a geotechnical report that is prepared by an appropriately qualified Geotechnical Engineer to assess the existing retaining wall and the related area between the retaining to the property boundary along Barrenjoey Road. The report must include a full assessment of the existing retaining wall including the stability assessment of the wall.
11. Any proposed excavation, including any recommendations for shoring works that may be required to ensure the stability of the excavation.
12. The provision of appropriate protection for the retaining wall during and after completion of construction works.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the

Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

Important Information

This letter should therefore be read in conjunction with dated 5 June 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 Catriona Shirley, Planner

Date 02/11/2020