

15 June 2023



JJ Drafting Australia Pty Ltd
26 / 90 Mona Vale Road
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2023/0224
Address: Lot 22 DP 19657 , 16 Stephen Street, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent DA2020/0231 granted for Alterations and additions to 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

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 Bershtein
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0224
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	JJ Drafting Australia Pty Ltd
Land to be developed (Address):	Lot 22 DP 19657 , 16 Stephen Street BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent DA2020/0231 granted for Alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	14/06/2023
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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
MOD.01 - Site Plan, Rev B	31/03/2023	JJ Drafting
MOD.02 - Garage Floor Plan, Rev B	31/03/2023	JJ Drafting
MOD.03 - Ground Floor Plan, Rev B	31/03/2023	JJ Drafting
MOD.04 - First Floor Plan, Rev B	31/03/2023	JJ Drafting
MOD.05 - South and North Elevation, Rev B	31/03/2023	JJ Drafting
MOD.06 - East and West Elevation, Rev B	31/03/2023	JJ Drafting
MOD.07 - Section and Driveway Profile, Rev B	31/03/2023	JJ Drafting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate	14/04/2023	JJ Drafting
Geotechnical Letter	12/04/2023	AscentGeo
Bushfire Assessment Letter	12/04/2023	Bushfire Planning Services Pty

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

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

B. Add Condition 15A - Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans to read as follows:

The recommendations of the Geotechnical Report prepared by Ascent Geotechnical Consulting dated 18th December 2019 are to be incorporated into the construction plans. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

C. Add Condition 24A - Retaining Wall to read as follows:

The retaining wall works shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: Public and Private Safety

Important Information

This letter should therefore be read in conjunction with **YOU MUST ENTER THE PREVIOUS DETAILS OF MODS AND ORIGINAL DA in Assessment Finish**

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 Bershtein, Planner

Date 14/06/2023