

29 March 2022

Zugai Strudwick Architects Pty Ltd
73 Robert Street
WICKHAM NSW 2293

Dear Sir/Madam

Application Number: Mod2021/1018
Address: Lot 2 DP 28206 , 10 Talgara Place, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent DA2020/0026 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 Burns
Acting Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/1018
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Zugai Strudwick Architects Pty Ltd
Land to be developed (Address):	Lot 2 DP 28206 , 10 Talgara Place BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent DA2020/0026 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	28/03/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.2A - 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
Sn4.55 15	21 December 2021	Zugai Strudwick Architects
Sn4.55 18	21 December 2021	Zugai Strudwick Architects
Sn4.55 19	21 December 2021	Zugai Strudwick Architects
Sn4.55 20	21 December 2021	Zugai Strudwick Architects
Sn4.55 21	21 December 2021	Zugai Strudwick Architects
Sn4.55 22	21 December 2021	Zugai Strudwick Architects
Sn4.55 23	21 December 2021	Zugai Strudwick Architects
Sn4.55 24	21 December 2021	Zugai Strudwick Architects
Sn4.55 25	21 December 2021	Zugai Strudwick Architects
Sn4.55 26	21 December 2021	Zugai Strudwick Architects
Sn4.55 27	21 December 2021	Zugai Strudwick Architects
Sn4.55 28	21 December 2021	Zugai Strudwick Architects
Sn4.55 29	21 December 2021	Zugai Strudwick Architects

Sn4.55 30	21 December 2021	Zugai Strudwick Architects
Sn4.55 31	21 December 2021	Zugai Strudwick Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A324158_04	21 December 2021	Zugai Strudwick Architects

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. Modify Condition No. 13 to read as follows:

Condition 13. Submission Roads Act Application for Civil Works in the Public Road

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 crossing, new kerb inlet pit and pipe which are to be generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified civil engineer. The design must include the following information:

- Construction of 3.2 metres wide crossing at the kerb alignment with a lay back.
- Longitudinal section of the vehicular crossing with Northern Beaches Council Drawing No A4-3330/5 EL to suit the proposed internal driveway.
- Removal of existing pit and lintel and construction of new pit with 2.44 metres wide kerb inlet pit.
- Construction of new 375 mm pipe from the new pit to the existing pit.
- Removal of redundant vehicular crossing and reinstate of lay back to kerb and gutter. The nature reserve shall be turfed.

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 DA2020/0026 .

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 submitted to Council 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 Burns, Acting Principal Planner

Date 28/03/2022