

16 December 2021



Karina Jane Wells
C/- Nolan Planning Consultants 75 Oliver Street
FRESHWATER NSW 2096

Dear Sir/Madam

Application Number: Mod2021/0831
Address: Lot 6 DP 13900 , 139 Headland Road, NORTH CURL CURL NSW 2099
Proposed Development: Modification of Development Consent DA2019/1369 granted for dwelling house and 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,



Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0831
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Karina Jane Wells
Land to be developed (Address):	Lot 6 DP 13900 , 139 Headland Road NORTH CURL CURL NSW 2099
Proposed Development:	Modification of Development Consent DA2019/1369 granted for dwelling house and swimming pool

DETERMINATION - APPROVED

Made on (Date)	16/12/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify the Notice of Determination "DETERMINATION - APPROVED - DEFERRED COMMENCEMENT CONSENT" details, to read as follows:

DETERMINATION - APPROVED

Made on (Date)	29/04/2020
Consent to operate from (Date):	16/12/2021
Consent to lapse on (Date):	16/12/2026

B. Delete Condition No.1 - Stormwater Drainage Easement.

For the avoidance of doubt, the consent no longer involves a deferred commencement condition.

C. Add Condition No. 2A Modified Plans 'Modification Approved Plans and Documents' to read as follows:

2A. Modification Approved Plans and Documents

The development must be carried out in compliance (except as amended by any other condition of consent) with the Approved Plans and Supporting Documentation referred to in Condition 2, as modified by the following:

a) Modification Approved Plans

Engineering Plans		

Drawing No.	Dated	Prepared By
63908 SW01 Rev. A Stormwater drainage roof and ground floor plans	8.10.2021	BEKKER Engineering Design
63908 SW02 Rev. A Stormwater drainage details	8.10.2021	BEKKER Engineering Design

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

D. Modify Condition No.7 On-site Stormwater Detention Details, to read as follows:

7. On-site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WATER MANAGEMENT FOR DEVELOPMENT POLICY, and generally in accordance with the concept drainage plans prepared by BEKKER Engineering Design, drawing number 63908 SW01 - SW02, Rev A dated 8 Oct 2021.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Important Information

This letter should therefore be read in conjunction with DA2019/1369 deferred commencement dated 29.4.2021.

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 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

A. Keller

Name Alex Keller, Principal Planner

Date 16/12/2021