

31 January 2023

Lindsay Little & Associates Pty Ltd
77 Telegraph Road
PYMBLE NSW 2073

Dear Sir/Madam

Application Number: Mod2022/0657
Address: Lot 3 DP 29283 , 87 Alexandra Crescent, BAYVIEW NSW 2104
Proposed Development: Modification of Development Consent DA2020/0820 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,



Brittany Harrison
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0657
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lindsay Little & Associates Pty Ltd
Land to be developed (Address):	Lot 3 DP 29283 , 87 Alexandra Crescent BAYVIEW NSW 2104
Proposed Development:	Modification of Development Consent DA2020/0820 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	30/01/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
A02F, Site Analysis Plan, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A03F, Carport Plan, Issue F	2 November 2022	Lindsay Little & Associates Pty Ltd.
A04E, Lower Ground Floor Plan, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A05E, Ground Floor Plan, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A06E, First Floor Plan, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A07E, North Elevation, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A08E, West Elevation, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A09C, South Elevation, Driveway Sections	2 November 2022	Lindsay Little & Associates Pty

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A10E, East Elevation, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.
A11E, Section AA, Issue E	2 November 2022	Lindsay Little & Associates Pty Ltd.

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Investigation (Ref. J2784E)	15 December 2022	White Geotechnical Group
Basix Certificate (No. A378343_03)	24 November 2022	Leech Harmon Architects

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

c) 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. 11 - Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans to read as follows:

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Whites Geotechnical Group Pty Ltd dated 15/12/2022 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

C. Add Condition No. 15C - Works located within site boundary to read as follows:

All parts of the approved works shall not encroach into any adjoining private properties.

Reason: To ensure works are located within site boundary.

Important Information

This letter should therefore be read in conjunction with DA2020/820 dated 11 December 2020 and Mod2022/0174 dated 7 September 2022..

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 Brittany Harrison, Planner

Date 30/01/2023