

27 August 2019



Rawson Homes Pty Ltd
Po Box 3099
RHODES NSW 2138

Dear Sir/Madam

Application Number: Mod2019/0345
Address: Lot 262 DP 16719 , 42 Gondola Road, NORTH NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2019/0339 granted for demolition works and construction of 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,



Ashley Warnest
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0345
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rawson Homes Pty Ltd
Land to be developed (Address):	Lot 262 DP 16719 , 42 Gondola Road NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2019/0339 granted for demolition works and construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	27/08/2019
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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
A009002 - 03, 04, 05, 06, 07, and 08 - All Rev. C	19/12/2018	Rawson Homes

Engineering Plans		
Drawing No.	Dated	Prepared By
Drainage Plan - D3791 - Sheet 1, 2, 3, 4, and 5	02/04/2019	Nasseri Associates

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. Delete Condition 5 - Stormwater Disposal

C. Add Condition 5A - Prior to Construction Certificate: Stormwater Disposal to read as follows:

Stormwater shall be disposed of to an existing approved system or in accordance with the concept

drainage plan prepared by Nasser Associates, drawing number (Job No D3791) sheet 1 to 5 dated 02/04/2019

A certificate is to be provided to the Certifying Authority with the Construction Certificate application by a qualified experienced practicing Civil Engineer, with Corporate membership of the Institute of Engineers Australia (M.I.E.) or who is eligible to become a Corporate member and has appropriate experience and competence in the related field that the existing approved system can accommodate the additional flows or provide drainage plans demonstrating compliance with Council's requirements.

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

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

Important Information

This letter should therefore be read in conjunction with DA2019/0339, dated 18/06/2019.

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 Ashley Warnest, Planner

Date 27/08/2019