

22 August 2018

Daniel Boddam Architecture & Interior Design
PO Box 1946
POTTS POINT NSW 1335

Dear Sir/Madam

Application Number: Mod2018/0272
Address: Lot C DP 341607 , 1180 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent N0379/16 granted for alterations and additions to an existing 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,



Kevin Short
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0272
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Daniel Boddam Architecture & Interior Design
Land to be developed (Address):	Lot C DP 341607 , 1180 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0379/16 granted for alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	22/08/2018
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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
DA000, DA100, DA101, DA102, DA103, DA200, DA201 & DA300	15.05.18	Daniel Boddam Architecture and Interior Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical letter	28 May 2018	JK Geotechnics

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. (DACPLB01)

B. Delete Condition B4 & B8.

C. Modify Condition B1 to read as follows;

B1. No masonry walls/retaining walls shall be constructed along or adjacent to the northern boundary. In this regard, any masonry walls/retaining walls and any associated footings must not be constructed within 1.0m of the northern boundary.

Reason: To maintain neighbour amenity.

D. Add Condition E9, E10 and F1 to read as follows:

E9. The timber fence, as shown on the approved plans, is to be deleted and does not form any part of the approved development.

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

Reason: To maintain neighbour amenity.

E10. Screen planting is to be provided between the retaining wall and northern side boundary.

The selected planting is to comprise of native species capable of attaining a minimum height of 2.5m at maturity.

Plants are to be planted at minimum 1.5 metre centres and be of a minimum pot size of 25 litres at planting.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim or final Occupation Certificate.

Reason: Local amenity

F1. Any existing landscaping required to be retained together with any additional landscaping required by this Consent is to be maintained for the life of the development.

Landscape works shall be maintained for a minimum period of 12 months following practical completion. If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity and ensure landscaping continues to soften the built form.

Important Information

This letter should therefore be read in conjunction with DA N0379/16 dated 1 February 2017 .

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Kevin Short, Planner

Date 22/08/2018