

21 June 2021



Henke Du Plessis
20 Mulgowrie Crescent
BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam

Application Number: Mod2021/0397
Address: Lot 4 DP 6100 , 10 Kangaroo Street, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2020/1748 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,



Clare Costanzo
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0397
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Henke Du Plessis
Land to be developed (Address):	Lot 4 DP 6100 , 10 Kangaroo Street MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2020/1748 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	21/06/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition 7 - Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans which reads as follows:

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report referenced in Condition 1 of this consent are to be incorporated into the construction plans.

Prior to the 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.

B. Delete Condition 15 - Geotechnical Certification Prior to Occupation Certificate Prior to Occupation Certificate which reads as follows:

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Important Information

This letter should therefore be read in conjunction with DA2020/1748 dated 5 May 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 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 Clare Costanzo, Planner

Date 21/06/2021