

10 March 2022

Crawford Architects Pty Ltd
Level 3 Suite 3.01 80 Mount Street
NORTH SYDNEY NSW 2060

Dear Sir/Madam

Application Number: Mod2021/0990
Address: Lot 1 DP 1254446 , 22 Palm Beach Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2019/1112 granted for alterations and additions to a dwelling house approved under Consent No. N0482/14

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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0990
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Crawford Architects Pty Ltd
Land to be developed (Address):	Lot 1 DP 1254446 , 22 Palm Beach Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2019/1112 granted for alterations and additions to a dwelling house approved under Consent No. N0482/14

DETERMINATION - APPROVED

Made on (Date)	10/03/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

1 . 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) Approved Plans

Architectural Plans - Endorsed with Council's stamp

Drawing no.	Dated	Prepared by
Site Plan (Drawing no. A100, Issue A)	October 2021	Crawford Architects
Lower Ground Floor Plan (Drawing no. A250, Issue A)	October 2021	Crawford Architects
Ground Plan (Drawing no. A251, Issue A)	October 2021	Crawford Architects
First Floor Plan (Drawing no. A252, Issue A)	October 2021	Crawford Architects
Roof Plan (Drawing no. A253, Issue A)	October 2021	Crawford Architects
West Elevation (Drawing no. A305, Issue A)	October 2021	Crawford Architects
South Elevation (Drawing no. A350, Issue A)	October 2021	Crawford Architects
North Elevation (Drawing no. A351, Issue A)	October 2021	Crawford Architects

East Elevation (Drawing no. A352, Issue A)	October 2021	Crawford Architects
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Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared by
Geotechnical Assessment	16 August 2019	JK Geotechnics

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Waste Management Plan

Drawing No. / Title	Dated	Prepared by
Waste Management Plan	-	Northern Beaches Council

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.

B. Modify Condition 9- Stormwater Disposal from Low Level Property to read as follows:

The applicant is to demonstrate how stormwater from the new development within this consent shall be disposed of to an existing approved system or in accordance with Northern Beaches Council's "Water Management for Development Policy" in particular the Stormwater Drainage from Low Level Properties clause 5.5 controls. Details demonstrating that the existing approved system can compliance with the Northern Beaches Council's "Water Management for Development Policy" by a NPER registered Hydraulic Engineer 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 the development.

C. Modify Condition 22 - Stormwater Disposal to read as follows:

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards, Codes and Council's Water Management for Development Policy by a suitably qualified Hydraulic Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

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

E. Add Condition 24- Retaining Wall to read as follows:

The retaining wall works shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: Public and Private Safety

F. Add Condition 25 -Certification Parking Facility work to read as follows:

The Applicant shall submit a Structural Engineers' certificate certifying that the driveway and parking facility was constructed in accordance within this development consent and the provisions of Australian/New Zealand Standard AS/NZS 2890.1:2004. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the final Occupation.

Reason: Compliance with this consent.

Important Information

This letter should therefore be read in conjunction with DA2019/1112.

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



Name

Thomas Prosser, Planner

Date

10/03/2022