

23 October 2020



Rapid Plans Pty Ltd
PO Box 6193
FRENCHS FOREST DC NSW 2086

Dear Sir/Madam

Application Number: Mod2020/0472
Address: Lot 218 DP 16212 , 63 Gondola Road, NORTH NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2019/1286 granted for Demolition works and construction of a dwelling house including a swimming pool

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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0472
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rapid Plans Pty Ltd
Land to be developed (Address):	Lot 218 DP 16212 , 63 Gondola Road NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2019/1286 granted for Demolition works and construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	23/10/2020
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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
DAMOD1004	17/09/2020	Rapid Plans
DAMOD2001	17/09/2020	Rapid Plans
DAMOD2002	17/09/2020	Rapid Plans
DAMOD2003	17/09/2020	Rapid Plans
DAMOD2004	17/09/2020	Rapid Plans
DAMOD2005	17/09/2020	Rapid Plans
DAMOD3001	17/09/2020	Rapid Plans
DAMOD3002	17/09/2020	Rapid Plans
DAMOD3003	17/09/2020	Rapid Plans
DAMOD4001	17/09/2020	Rapid Plans
DAMOD4002	17/09/2020	Rapid Plans
DAMOD4003	17/09/2020	Rapid Plans

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No.1015090S_03	15/09/2020	Rapid Plans
Geotechnical Assessment (Ref: AG 19241)	16/10/2020	Ascent Geotechnical Consulting

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
DAMOD1008	17/09/2020	Rapid Plans

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 No. 7 - 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 Ascent Geotechnical Consulting, dated 16 October 2020 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. 24A - Works as Executed Drawings - Stormwater Treatment Measures to read as follows:

Works as Executed Drawings for the stormwater treatment measures must be prepared in accordance with Council's Guideline for Preparing Works as Executed Data for Council Stormwater Assets.

The drawings shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

Important Information

This letter should therefore be read in conjunction with DA2019/1286 dated 27/03/2020 .

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 Nick Keeler, Planner

Date 23/10/2020