

8 April 2022

Brent Gasson
S103 84 Alexander Street
CROWS NEST NSW 2065

Dear Sir/Madam

Application Number: Mod2021/0841
Address: Lot 103 DP 860197 , 73 McCarrs Creek Road, CHURCH POINT NSW 2105
Proposed Development: Modification of Development Consent DA2021/1189 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,



Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0841
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Brent Gasson
Land to be developed (Address):	Lot 103 DP 860197 , 73 McCarrs Creek Road CHURCH POINT NSW 2105
Proposed Development:	Modification of Development Consent DA2021/1189 granted for alterations and additions to a Dwelling House

DETERMINATION - APPROVED

Made on (Date)	08/04/2022
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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
A011 - Revision: E	19.03.22	Archit Project Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
73 McCarrs Creek Road, Church Point Geotechnical Comments for Section 4.55 J3471A	9th November 2022	White Geotechnical Group

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

B. Add condition 2A. Compliance with Other Department, Authority or Service Requirement

The development must be carried out in compliance with all recommendations and requirements,

excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Date
NSW Rural Fire Service	Referral - RFS - 73 McCarrs Creek Road Church Point	05/01/2022

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

C. Delete Condition 12. On-site Stormwater Detention Details

D. Add Condition 12. Stormwater Disposal to read as follows:

The applicant is to demonstrate how stormwater from the new development within this consent is disposed of to an existing approved system or in accordance with Northern Beaches Council's Water Management for Development Policy Details by an appropriately qualified and practicing Civil Engineer demonstrating that the existing approved stormwater system can accommodate the additional flows, or compliance with the Council's specification 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.

E. Delete Condition 28. Positive Covenant and Restriction as to User for On-site Stormwater Disposal Structures

F. Add Condition 28. Stormwater Disposal to read as follows:

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Council's Water Management for Development Policy by a suitably qualified person. 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.

Important Information

This letter should therefore be read in conjunction with DA2021/1189 dated 1 October 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 must be lodged on the NSW Planning portal 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 Julie Edwards, Planner

Date 08/04/2022