

13 April 2023



Karina Jane Wells
49 Parr Avenue
NORTH CURL CURL NSW 2099

Dear Sir/Madam

Application Number: Mod2023/0012
Address: Lot 6 DP 13900 , 139 Headland Road, NORTH CURL CURL NSW 2099
Proposed Development: Modification of Development Application DA2019/1369 which granted consent for demolition works and the construction of a dwelling house and 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 England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0012
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Karina Jane Wells
Land to be developed (Address):	Lot 6 DP 13900 , 139 Headland Road NORTH CURL CURL NSW 2099
Proposed Development:	Modification of Development Application DA2019/1369 which granted consent for demolition works and the construction of a dwelling house and swimming pool.

DETERMINATION - APPROVED

Made on (Date)	13/04/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.2B - 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 Approved Plans and Supporting Documentation referred to in Condition 2, as modified by the following:

a) Modification Approved Plans

Engineering Plans		
Drawing No.	Dated	Prepared By
D2 Issue B	20 March 2023	NY Civil Engineering
D3 Issue B	20 March 2023	NY Civil Engineering
D4 Issue B	20 March 2023	NY Civil Engineering
D5 Issue B	20 March 2023	NY Civil Engineering
D6 Issue B	20 March 2023	NY Civil Engineering
D7 Issue B	20 March 2023	NY Civil Engineering
D8 Issue B	20 March 2023	NY Civil Engineering

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

B. Modify Condition No.7 - On-site Stormwater Detention Details to read as follows:

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by NY Civil Engineering, job number E220612, drawing number D2 to D8 dated 20/3/2023. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. The level spreader design shall be in accordance with Appendix 4
2. No retaining structures are to obstruct the overland flow from the Level Spreader

Detailed drainage plans, including engineering certification, 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.

Important Information

This letter should therefore be read in conjunction with DA2019/1369 dated 29 April 2020 and MOD2021/0831 dated 16 December 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 Nick England, Planner

Date 13/04/2023