

9 June 2023



Gary Malcolm Smith
104 Prince Alfred Parade
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2023/0091
Address: Lot 24 DP 13457 , 104 Prince Alfred Parade, NEWPORT NSW 2106
Proposed Development: Modification of Development Consent DA2018/1382 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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0091
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Gary Malcolm Smith
Land to be developed (Address):	Lot 24 DP 13457 , 104 Prince Alfred Parade NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent DA2018/1382 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	08/06/2023
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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
CN TH-01 (Issue 1)	24 February 2023	Peter Stutchbury Architecture
CN TH-02 (Issue 1)	24 February 2023	Peter Stutchbury Architecture
CN 103 (Issue 8)	22 February 2023	Peter Stutchbury Architecture
CN 200 (Issue 8)	23 February 2023	Peter Stutchbury Architecture
CN 201 (Issue 12)	23 February 2023	Peter Stutchbury Architecture
CN 202 (Issue 9)	23 February 2023	Peter Stutchbury Architecture
CN 300 (Issue 8)	23 February 2023	Peter Stutchbury Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (A312351_06)	28 May 2020	Don Edgar Pty. Ltd.
Geotechnical Assessment	7 March 2023	Crozier Geotechnical Consultants

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

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

B. Modify Condition 8 - Submission Roads Act Application for Civil Works in the Public Road to read as follows:

An Application for Works to be approved within Council Roadway, including engineering plans is to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include four (4) copies of Civil Engineering plans for the design of the suspended driveway crossing through the nature strip which is to be generally in accordance with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and/ or Council's Minor Works Policy. The plan shall be prepared by a qualified structural engineer. The design must include the following information:

1. Structural details for the supporting structure and suspended slab.
2. A barrier along either side of the suspended slab in accordance with AS/NZS 2890.1:2004 Section 2.4.5
3. Location of all existing public utility services. Note where any services are to be impacted as part of the works, a letter from the relevant authority outlining their consent is to be provided with the application.
4. Traffic Management Plan.
5. The driveway is to be constructed generally in accordance with the plans by Stellen Consulting, drawing CV-000 & CV-001 Rev) dated 14/02/2023.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. An approval from Council is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the driveway design and construction is in accordance with Council's requirements.

C. Delete Condition 17 - Vehicle Crossing to read as follows:

Deleted

Important Information

This letter should therefore be read in conjunction with DA2018/1382 dated 4 December 2018 and MOD2019/0474 dated 1 November 2019 .

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

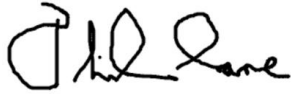
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment 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 Phil Lane, Principal Planner

Date 08/06/2023