

24 June 2022

Marker Architecture & Design Pty Ltd
402 Darling Street
BALMAIN NSW 2041

Dear Sir/Madam

Application Number: Mod2022/0180
Address: Lot 2 DP 221631 , 78 Hudson Parade, CLAREVILLE NSW 2107
Proposed Development: Modification of Development Consent DA2019/0152 granted for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

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,



Dean Pattalis
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0180
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Marker Architecture & Design Pty Ltd
Land to be developed (Address):	Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0152 granted for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

DETERMINATION - APPROVED

Made on (Date)	24/06/2022
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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
S4.55 02 - Rev07 (Proposed First Floor Plan)	28 March 2022	Marker
S4.55 03 - Rev07 (Proposed Ground Floor Plan)	28 March 2022	Marker
S4.55 04 - Rev07 (Proposed Lower Ground Floor)	28 March 2022	Marker
S4.55 08 - Rev01 (Proposed Long Section)	14 April 2022	Marker
S4.55 09 - Rev01(Proposed West Elevation)	14 April 2022	Marker
S4.55 10 - Rev01 (Proposed South Elevation)	14 April 2022	Marker
S4.55 11 - Rev01 (Proposed North Elevation)	14 April 2022	Marker
S4.55 12 - Rev01 (Proposed East Elevations)	14 April 2022	Marker

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

BASIX Certificate (970616S_04)	1 April 2022	Marker
Geotechnical Assessment	22 April 2022	Crozier Geotechnical Consultants

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
S4.55 06 - Rev07	28 March 2022	Marker
S4.55 07 - Rev07	28 March 2022	Marker

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

B. Add Condition - 42B. Landscape Works - to read as follows:

Landscaping is to be implemented in accordance with the Landscape Plans submitted by Marker Architecture & Design, identified as drawing numbers S4.55 - 06 and S4.55 - 07, including the following requirements:

- i) the existing ground levels around existing trees to be retained unless authorised and certified by the Project Arborist,
- ii) the proposed tree planting shall be located at least 3 metres from building structures where pier and beam construction is used or 5 metres where ground strip footing are used, and shall be planted at the nominated pot sizes on the approved Landscape Plans,
- iii) the proposed tree planting shall be located within the site to achieve a reasonable sharing of views available to adjoining properties.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved Landscape Plans and the conditions of consent.

Reason: to ensure that the landscape treatments are installed to provide landscape amenity.

Important Information

This letter should therefore be read in conjunction with DA2019/0152, Mod2020/0337, Mod2020/0343 and Mod2021/0421.

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 Dean Pattalis, Planner

Date 24/06/2022