

15 August 2022



Tregale & Associates Pty Ltd  
C/- BBF Planners 1/9 Narabang Way  
BELROSE NSW 2085

Dear Sir/Madam

**Application Number:** Mod2022/0346  
**Address:** Lot D DP 313630 , 1127 Barrenjoey Road, PALM BEACH NSW 2108  
**Proposed Development:** Modification of Development Consent DA2020/1732 granted for demolition works and construction of a dwelling house including 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Claire Ryan  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0346
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Tregale & Associates Pty Ltd
<b>Land to be developed (Address):</b>	Lot D DP 313630 , 1127 Barrenjoey Road PALM BEACH NSW 2108
<b>Proposed Development:</b>	Modification of Development Consent DA2020/1732 granted for demolition works and construction of a dwelling house including swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	11/08/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Add Condition No.1B - 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
DA-01 Proposed Site Plan	23 May 2022	Tregale & Associates
DA-02 Proposed Lower Ground / Basement Floor Plan	23 May 2022	Tregale & Associates
DA-03 Proposed Ground Floor Plan	23 May 2022	Tregale & Associates
DA-04 Proposed First Floor	23 May 2022	Tregale & Associates
DA-05 Proposed Roof Plan	23 May 2022	Tregale & Associates
DA-07 Elevation 1 - West Elevation	23 May 2022	Tregale & Associates
DA-08 Elevation 2 - North Elevation	23 May 2022	Tregale & Associates
DA-09 East Elevation	23 May 2022	Tregale & Associates
DA-10 Elevation 4 - South Elevation	23 May 2022	Tregale & Associates
DA-11 Section / Elevation 5 - East Elevation	23 May 2022	Tregale & Associates
DA-12 Section / Elevation 6 - West Elevation	23 May 2022	Tregale & Associates
DA-13 Diagrammatic Section A-A	23 May 2022	Tregale & Associates

DA-14 Diagrammatic Section B-B	23 May 2022	Tregale & Associates
DA-15 Diagrammatic Section C-C	23 May 2022	Tregale & Associates
External Finishes	June 2022	Craig & Co Interior Design

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate No. 1144657S_04	9 June 2022	Gradwell Consulting
NatHERS Certificate No. 6921852-11	9 June 2022	Tregale Associates
Updated Bushfire Assessment Report	8 July 2022	Building Code & Bushfire Hazard Solutions

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:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Landscape Site Plan Sheet 1 of 4	21 April 2022	Paul Scrivener Landscape
Sections Sheet 2 of 4	21 April 2022	Paul Scrivener Landscape
Planting Plan, Notes & Schedule Sheet 3 of 4	21 April 2022	Paul Scrivener Landscape
Details Sheet 4 of 4	21 April 2022	Paul Scrivener Landscape

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

## **B. Modify Condition 22 External Colours and Finishes to read as follows:**

Colours and finishes to the development are to be in accordance with the stamped External Finishes plan prepared by Craig & Co Interior Design dated June 2022. The external finish to the roof must not be metallic and shall minimise solar reflections and glare to neighbouring properties. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To minimise the visual impact of the development.

## **Important Information**

This letter should therefore be read in conjunction with DA2020/1732 dated 22 March 2021 and Mod2021/0867 dated 29 November 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



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Name Claire Ryan, Principal Planner

Date 11/08/2022