

8 December 2022



Shorehouse Projects Pty Ltd  
Shop 1 15 Parramatta Road  
ANNANDALE NSW 2038

Dear Sir/Madam

**Application Number:** Mod2022/0570  
**Address:** Lot Y DP 395065 , 1108 Oxford Falls Road, FRENCHS FOREST  
NSW 2086  
**Proposed Development:** Modification of Development Consent DA2017/0386 granted for  
Alterations and Additions to a dwelling house attached secondary  
dwelling, swimming pool and garage

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,



Nick Keeler  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0570
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Shorehouse Projects Pty Ltd
<b>Land to be developed (Address):</b>	Lot Y DP 395065 , 1108 Oxford Falls Road FRENCHS FOREST NSW 2086
<b>Proposed Development:</b>	Modification of Development Consent DA2017/0386 granted for Alterations and Additions to a dwelling house attached secondary dwelling, swimming pool and garage

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	08/12/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Add Condition No. 3A - 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
A003 Issue 01 – Site Plan	06/10/2022	Shorehouse Projects
A004 Issue 01 – Demolition Plan	06/10/2022	Shorehouse Projects
A005 Issue 01 – Demolition Plan – Walls	06/10/2022	Shorehouse Projects
A100 Issue 01 – Ground Floor	06/10/2022	Shorehouse Projects
A101 Issue 01 – First Floor	06/10/2022	Shorehouse Projects
A102 Issue 01 – Roof Plan	06/10/2022	Shorehouse Projects
A200 Issue 01 – East and West Elevation	06/10/2022	Shorehouse Projects
A201 Issue 01 – North Elevation	06/10/2022	Shorehouse Projects
A201 Issue 01 – South Elevation	06/10/2022	Shorehouse Projects
A300 Issue 01 – Cross Sections	06/10/2022	Shorehouse Projects

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

BASIX Certificate No. A476257	06/10/2022	Shorehouse Projects
Bushfire Assessment (Ref: B223944)	19/10/2022	Australian Bushfire Protection Planners

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
A006 Issue 01 – Landscape Plan	06/10/2022	Shorehouse Projects

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

**B. Add Condition No. 10A - Fire Separation of Occupancies and Sound Transmission Ratings to read as follows:**

a) Fire preventative construction to the new building work, and upgrading measures and works to the existing building are required to be carried out to fully fire separate each occupancy and ensure full compliance with the requirements of Part C of the Building Code of Australia.

b) Sound Transmission requirements are to be provided between occupancies so as to comply with Part F of the Building Code of Australia.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and sound transmission minimisation in the premises for health/amenity compliance and building occupant safety.

**C. Add Condition No. 10B - Laundry Requirements to Comply with the Building Code of Australia to read as follows:**

The layout of the laundry area is to be designed to incorporate facilities (including a washtub), in accordance with Part 3.8.3 of Volume 1 of the Building Code of Australia.

Details demonstrating implementation and compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health and Amenity in accordance with the minimum provisions of the BCA.

## Important Information

This letter should therefore be read in conjunction with DA2017/0386 dated 14/08/2017.

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                      Nick Keeler, Planner

Date                      08/12/2022