

3 December 2021

Harry Seidler & Associates
2 Glen Street
MILSONS POINT NSW 2061

Dear Sir/Madam

Application Number: Mod2021/0762
Address: Lot 328 DP 16362 , 348 Whale Beach Road, PALM BEACH NSW 2108
Lot 329 DP 16362 , 350 Whale Beach Road, PALM BEACH NSW 2108
Lot 330 DP 16362 , 352 Whale Beach Road, PALM BEACH NSW 2108
Lot 327 DP 16362 , 346 Whale Beach Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2021/0268 for demolition works, lot consolidation and construction of a dwelling house including swimming pool

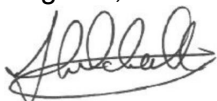
Please find attached the Notice of Determination for the above mentioned Application.

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

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,



Adam Mitchell
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0762
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Harry Seidler & Associates
Land to be developed (Address):	Lot 328 DP 16362 , 348 Whale Beach Road PALM BEACH NSW 2108 Lot 329 DP 16362 , 350 Whale Beach Road PALM BEACH NSW 2108 Lot 330 DP 16362 , 352 Whale Beach Road PALM BEACH NSW 2108 Lot 327 DP 16362 , 346 Whale Beach Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2021/0268 for demolition works, lot consolidation and construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	03/12/2021
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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
005 Issue G - Site Plan (Level 1)	06 September 2021	Harry Seidler & Associates
006 Issue Q- Site Plan (Level 2)	06 September 2021	Harry Seidler & Associates
008 Issue M - Excavation & Fill Plan	20 September 2021	Harry Seidler & Associates
010 Issue L - Plan Level 0 - 1	14 September 2021	Harry Seidler & Associates
011 Issue K- Plan Level 0 - 2	14 September 2021	Harry Seidler & Associates
013 Issue L - Plan Level 0 - 4	14 September 2021	Harry Seidler & Associates
020 Issue W - Plan Level 1	14 September 2021	Harry Seidler & Associates
030 Issue W - Plan Level 2	14 September 2021	Harry Seidler & Associates

040 Issue U - Plan Roof	14 September 2021	Harry Seidler & Associates
050 Issue U - East Elevation	14 September 2021	Harry Seidler & Associates
051 Issue K - South Elevation	14 September 2021	Harry Seidler & Associates
052 Issue H - North Elevation	14 September 2021	Harry Seidler & Associates
060 Issue M - Section A	14 September 2021	Harry Seidler & Associates
061 Issue P - Section B	14 September 2021	Harry Seidler & Associates
062 Issue N - Section C	27 September 2021	Harry Seidler & Associates
063 Issue M - Section D	14 September 2021	Harry Seidler & Associates
064 Issue L - Section E	14 September 2021	Harry Seidler & Associates
065 Issue J - Section F	14 September 2021	Harry Seidler & Associates
066 Issue G - Section G	06 September 2021	Harry Seidler & Associates

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Response (PSM4298-019L Rev. 1)	25 November 2021	PSM Consult Pty Limited

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. Add Condition No.36A - Civil Works Supervision to read as follows:

The Applicant shall ensure all civil works approved to widen the existing driveway cutting within the Whale Beach Road road reserve are to be supervised by a Geotechnical Engineer in accordance with the approved report by PSM Consult Pty Limited. Any substantial variations to the proposed geotechnical stabilisation works within the road reserve are to be notified to Council.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority and/or Roads Authority.

Reason: To ensure compliance of civil works with Council's specification for engineering works.

Important Information

This letter should therefore be read in conjunction with DA2021/0268 dated 14 July 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 submitted to Council within 28 days of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

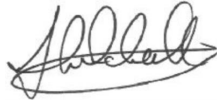
Right of Appeal

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

Adam Mitchell, Principal Planner

Date

03/12/2021