

3 April 2023



Andrew James Iemma
10 Courtley Road
BEACON HILL NSW 2100

Dear Sir/Madam

Application Number: Mod2023/0019
Address: Lot 7 DP 238331 , 10 Courtley Road, BEACON HILL NSW 2100
Proposed Development: Modification of Development Consent DA2022/0978 granted for construction of a retaining wall.

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,



Clare Costanzo
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0019
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Andrew James lemma
Land to be developed (Address):	Lot 7 DP 238331 , 10 Courtley Road BEACON HILL NSW 2100
Proposed Development:	Modification of Development Consent DA2022/0978 granted for construction of a retaining wall.

DETERMINATION - APPROVED

Made on (Date)	03/04/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 5 - Amendments to the Geotechnical Report and Plans to read as follows:

The following amendments are to be made to the geotechnical report:

- Address all matters required to be addressed by clause E10 Landslip Risk of the Warringah DCP, and update or add any recommendations if necessary.
- Fill is to be removed from the north eastern corner of the site for the entire length of the common boundary with number 12 Courtley Road, and for a width of 2m from the boundary. The ground level is to be no higher than the RLs indicated in the survey prepared by Nastasi & Associates Consulting Engineers dated 23 December 2022.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2022/0978.

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 Clare Costanzo, Planner

Date 03/04/2023