

22 July 2020



Justin Long Design
Po Box 224
PETERSHAM NSW 2049

Dear Sir/Madam

Application Number: Mod2020/0168
Address: Lot 2 DP 830669 , 1167 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2018/1769 granted for alterations and additions to a dwelling house and seawall

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,



David Auster
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0168
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Justin Long Design
Land to be developed (Address):	Lot 2 DP 830669 , 1167 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2018/1769 granted for alterations and additions to a dwelling house and seawall

DETERMINATION - APPROVED

Made on (Date)	22/07/2020
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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
A00 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A04 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A05 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A06 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A07 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A08 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A09 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A10 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A11 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A12 Issue S4.55 Amendment C	01.06.20	Justin Long Design
A13 Issue S4.55 Amendment C	01.06.20	Justin Long Design

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

Geotechnical Report Project No.: 2017-222 Issue 1	28 April 2020	Crozier Geotechnical Consultants
Basix Certificate A332098_03	27 April 2020	Justin Long Design

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. Modify Condition 6 to read as follows:

6. Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Crozier Geotechnical Consultants dated April, 2020 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Important Information

This letter should therefore be read in conjunction with DA2018/1769 dated 05/06/2019.

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 should be submitted to Council within 3 months 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 David Auster, Planner

Date 22/07/2020