

13 February 2020



Nicholas James Harley
74 Narrabeen Park Parade
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2019/0656
Address: Lot 16 DP 23008 , 74 Narrabeen Park Parade, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent DA2019/0134 granted for construction of a detached home office

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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0656
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Nicholas James Harley
Land to be developed (Address):	Lot 16 DP 23008 , 74 Narrabeen Park Parade WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent DA2019/0134 granted for construction of a detached home office

DETERMINATION - APPROVED

Made on (Date)	13/02/2020
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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
01 - Site Plan / Landscape Plan	June 2019	Gartner Trovato Architects
02 - Level Basement Plan	June 2019	Gartner Trovato Architects
10 - Home Office - Elevations	June 2019	Gartner Trovato Architects
H01 - Concept Stormwater Management Plan & Details	17 December 2019	Peninsula Consulting Engineers
H02 - Concept Stormwater Calculations & Details	17 December 2019	Peninsula Consulting Engineers

Engineering Plans		
Drawing No.	Dated	Prepared By
H01 - Concept Stormwater Management Plan & Details	17 December 2019	Peninsula Consulting Engineers
H02 - Concept Stormwater Calculations & Details	17 December 2019	Peninsula Consulting Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Report	August 2018	Crozier Geotechnical Consultants
Bushfire Report	15 February 2019	Bushfire Planning Services Pty Ltd
BASIX Certificate no. 994415S_03	16 December 2019	Gartner Trovato Architects

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 10 to read as follows:

On-site Stormwater Detention

An On-site Stormwater Detention system must be designed and constructed in accordance with Northern Beaches Council's Pittwater 21 DCP Clauses B5.7 and B5.10 and generally in accordance with the concept drainage plans prepared by Peninsula Consulting Engineers, drawing number 17-0927, H01, Rev D & H02, Rev C, dated December 2019 and the geotechnical report by Crozier Geotechnical Consultants.

Detailed drainage plans are to be prepared by a qualified experienced practicing Civil Engineer, with Corporate membership of the Institute of Engineers Australia (M.I.E.) or who is eligible to become a Corporate member and has appropriate experience and competence in the related field.

Detailed drainage plans, including engineering certification from the Hydraulics and Geotechnical Engineers confirming the above requirements have been satisfied and complying with Council's requirements, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of storm water and storm water management arising from the development.

Important Information

This letter should therefore be read in conjunction with DA2019/0134 dated 22 May 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 Kelsey Wilkes, Planner

Date 13/02/2020