

4 November 2021



Etic Design Studio Pty Ltd  
5/65a Elizabeth Bay Road  
ELIZABETH BAY NSW 2011

Dear Sir/Madam

**Application Number:** Mod2021/0725  
**Address:** Lot C DP 341607 , 1180 Barrenjoey Road, PALM BEACH NSW 2108  
**Proposed Development:** Modification of Development Consent N0379/16 granted for alterations and additions to an existing dwelling house

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,



Dean Pattalis  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0725
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Etic Design Studio Pty Ltd
<b>Land to be developed (Address):</b>	Lot C DP 341607 , 1180 Barrenjoey Road PALM BEACH NSW 2108
<b>Proposed Development:</b>	Modification of Development Consent N0379/16 granted for alterations and additions to an existing dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	03/11/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
S050-4 (Site Plan)	24 August 2021	James Garvan Architecture
S101-4 (Proposed Ground Floor Plan)	24 August 2021	James Garvan Architecture
S300-4 (Proposed Sections)	24 August 2021	James Garvan Architecture
S400-4 (Elevation - North)	24 August 2021	James Garvan Architecture
S401-4 (Elevation - South)	24 August 2021	James Garvan Architecture
S402-4 (Elevations - East & West)	24 August 2021	James Garvan Architecture

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate (A429977)	8 September 2021	EPS

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) 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 B.18 - Matters to be incorporated into the development and maintained over the life of the development to read as follows:**

The external finishes for the proposed front boundary fence shall have a medium to dark range (BCA classification M and D) to minimise reflectivity and ensure the fence compliments and conserves the visual character of the street and neighbourhood.

Reason: To ensure minimal impact upon visual amenity and continuity with the existing streetscape

## Important Information

This letter should therefore be read in conjunction with N0379/16.

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                          Dean Pattalis, Planner

Date                            03/11/2021

