

8 March 2022

Jason Malcolm Simpson Ruszczyk
6 Rosslyn Street
BEROWRA NSW 2081

Dear Sir/Madam

Application Number: Mod2021/1008
Address: Lot 2 DP 1106194 , 32 Grandview Parade, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2021/0372 granted for Demolition and construction of a new dwelling

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,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2021/1008
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jason Malcolm Simpson Ruszczyk
Land to be developed (Address):	Lot 2 DP 1106194 , 32 Grandview Parade MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2021/0372 granted for Demolition and construction of a new dwelling

DETERMINATION - APPROVED

Made on (Date)	02/03/2022
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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
4.55_A010 - Demolition Plan	Undated; Received: 03/02/2022	John Bohane Architecture
4.55_A105 Rev.B - LG - Proposed - Lower Ground Floor Plan	05/10/2021; Received: 11/02/2022	John Bohane Architecture
4.55_A106 Rev.B - G - Proposed - Ground Floor Plan	05/10/2021; Received: 11/02/2022	John Bohane Architecture
4.55_A107 Rev.B - UL- Proposed - Upper Floor Plan	05/10/2021; Received: 11/02/2022	John Bohane Architecture
4.55_A302 Rev.A - Site Elevations - East & West	05/10/2021; Received: 11/02/2022	John Bohane Architecture
4.55_A301 Rev.A - House - Elevations - North & South	05/10/2021; Received: 11/02/2022	John Bohane Architecture
4.55_A303 Rev.A - House - Elevations - East & West	05/10/2021 ; Received: 11/02/2022	John Bohane Architecture
4.55_A304 Rev.A - Garage & Studio - Elevations -	05/10/2021; Received:	John

East & West	11/02/2022	Bohane Architecture
4.55_A403 Rev.A - Site Sections - East & West	05/10/2021; Received: 11/02/2022	John Bohane Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Letter	24/01/2022	Douglas Partners
BASIX Certificate (No.1180596S_02)	11/02/2022	Greenview Consulting Pty Ltd
NatHERS Certificate (Certificate No.0005833074-01)	11/02/2022	Greenview Consulting Pty Ltd

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 3A No Works on Adjoining Land to read as follows:

No Approval is granted under this consent for any works within or on the property boundaries of adjoining privately owned land.

Reason: To ensure compliance with the terms of this consent.

C. Add Condition 3B No Approval for New Swimming Pool to read as follows:

No Approval is granted under this consent for a new swimming pool or associated paving within the rear garden.

Reason: To ensure compliance with the terms of this consent.

D. Add Condition 11A Structural Adequacy and Excavation Works to read as follows:

Excavation work is to ensure the stability of the soil material of adjoining properties, the protection of adjoining buildings, services, structures and / or public infrastructure from damage using underpinning, shoring, retaining walls and support where required. All retaining walls are to be structurally adequate for the intended purpose, designed and certified by a Structural Engineer, except where site conditions permit the following:

- (a) maximum height of 900mm above or below ground level and at least 900mm from any property boundary, and
- (b) Comply with AS3700, AS3600 and AS1170 and timber walls with AS1720 and AS1170.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide public and private safety

E. Add Condition 22A Retaining Walls to read as follows:

The retaining wall works shall be certified as compliant with all relevant Australian Standards and

Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: Public and Private Safety

Important Information

This letter should therefore be read in conjunction with DA2021/0372 dated 02 June 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

Steven Findlay, Manager Development Assessments

Date

02/03/2022