

NORTHERN BEACHES COUNCIL

25 January 2017



Volcano Pty Ltd
Po Box 6161
NORTH SYDNEY NSW 2059

Dear Sir/Madam

Application Number: Mod2016/0339
Address: Lot 1 DP 1208984 , 1320 Pittwater Road, NARRABEEN NSW 2101
Proposed Development: Modification of DA2016/0850 granted for alterations and additions for shop top housing including basement carparking and strata subdivision

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Mitchell Drake
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0339
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Volcano Pty Ltd
Land to be developed (Address):	Lot 1 DP 1208984 , 1320 Pittwater Road NARRABEEN NSW 2101
Proposed Development:	Modification of DA2016/0850 granted for alterations and additions for shop top housing including basement carparking and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	06/01/2017
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No.1 - 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
a2001ilssue - ai	31 October 2016	RFA Architects
a2101ilssue - ai	31 October 2016	RFA Architects
a2002ilssue - ai	31 October 2016	RFA Architects
a3001ilssue - ai	31 October 2016	RFA Architects
a3002ilssue - ai	31 October 2016	RFA Architects
a4001ilssue - ai	31 October 2016	RFA Architects
12160Cstg1 Strata 1 Sheet 1 of 5 Location Plan Levels 1 and 2 Issue 2	16 September 2016	C.M.S Surveyors

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12160Cstg1 Strata 1 Sheet 2 of 5 Location Plan Level 3 and Above Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 3 of 5 Level 1 Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 4 of 5 Level 2 Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 5 of 5 Level 3 Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 1 of 6 Levels 1 & 2 Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 2 of 6 Levels 3 and above Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 3 of 6 Level 1 Basement Level Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 4 of 6 Level 2 Ground Floor Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 5 of 6 Level 3 First Floor Issue 2	16 September 2016	C.M.S Surveyors
12160Cstg1 Strata 1 Sheet 6 of 6 Level 4 Second Floor Issue 2	16 September 2016	C.M.S Surveyors

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Flood Risk Management Report	11 December 2015	Northern Beaches Consulting Engineers
Geotechnical Investigation	20 November 2015	D. Katauskas Consulting Geotechnical Engineer
BCA Fire Safety Assessment Report	23 July 2015	GRS Building Reports
Access Review	26 July 2016	Wall to Wall Design and Consulting

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

Important Information

This letter should therefore be read in conjunction with DA2016/0850 Dated: 18/12/2016.

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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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Mitchell Drake, Planner

Date 06/01/2017