

13 September 2022



David Neal Greenberg  
973 Pittwater Road  
COLLARROY NSW 2097

Dear Sir/Madam

**Application Number:** Mod2022/0341  
**Address:** Lot 11 DP 10519 , 973 Pittwater Road, COLLARROY NSW 2097  
**Proposed Development:** Modification of Development Consent DA2018/1981 granted for alterations and additions to a 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,



Gareth David  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0341
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	David Neal Greenberg
<b>Land to be developed (Address):</b>	Lot 11 DP 10519 , 973 Pittwater Road COLLAROY NSW 2097
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1981 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	13/09/2022
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
401/01	-	The George Group 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. Delete Condition 7 (Vehicle Crossings Application) which read as follows:**

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the payment of the fee in accordance with Council's Fees and Charges. The fee includes all Council inspections relating to the removal of the driveway and must be paid. The redundant layback and vehicular crossing adjacent the southern boundary shall be reinstated to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the Applicant. Concurrence from the RMS shall be obtained. Approval of the application by Council is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

**C. Delete Condition 12 (Reinstatement of Kerb) which read as follows:**

The redundant layback and vehicular crossing adjacent the southern boundary shall be reinstated to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To remove redundant vehicular access.

**Important Information**

This letter should therefore be read in conjunction with DA2018/1981 dated 07 June 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 must be lodged on the NSW Planning portal 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**                      Gareth David, Planner

**Date**                        13/09/2022