

4 October 2022



Jamie King  
22 Coonanga Road  
AVALON BEACH NSW 2107

Dear Sir/Madam

**Application Number:** Mod2022/0357  
**Address:** Lot Z DP 364570 , 282 Barrenjoey Road, NEWPORT NSW 2106  
**Proposed Development:** Modification of Development Consent DA2021/2602 granted for alterations and additions to a dwelling house including a swimming pool, cabana and decking

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,



Julie Edwards  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0357
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Jamie King
<b>Land to be developed (Address):</b>	Lot Z DP 364570 , 282 Barrenjoey Road NEWPORT NSW 2106
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2602 granted for alterations and additions to a dwelling house including a swimming pool, cabana and decking

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	29/09/2022
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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>
Sht-102 - Areas and Demolition Plan	14/06/22	Jaime King Landcape Architect
Sht-03 - Planting Plan North	14/06/22	Jaime King Landcape Architect
Sht-104 - Detail Plan North	14/06/22	Jaime King Landcape Architect
Sht-105 - Detail Plan South	14/06/22	Jaime King Landcape Architect
Sht-106 - Sections	14/06/22	Jaime King Landcape Architect

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 23. Installation and Maintenance of Sediment Control to read as follows:**

Prior to any works commencing on site, including demolition, sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.

## Important Information

This letter should therefore be read in conjunction with DA2021/2602 dated 31 March 2022.

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** Julie Edwards, Planner

**Date** 29/09/2022