

14 May 2019



Craig Anthony Parker , Madeleine Anne Parker
C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2018/0666
Address: Lot 31B DP 360383 , 60 Grandview Parade, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent N0150/17 granted for demolition of an existing dwelling-house, construction of a new dwelling, swimming pool and access driveway

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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0666
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Craig Anthony Parker Madeleine Anne Parker
Land to be developed (Address):	Lot 31B DP 360383 , 60 Grandview Parade MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent N0150/17 granted for demolition of an existing dwelling-house, construction of a new dwelling, swimming pool and access driveway

DETERMINATION - APPROVED

Made on (Date)	14/05/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modification Application has been determined by the granting of consent based on information provided by the applicant in support of the application, in accordance with:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A1.02	4 December 2018	Darren Campbell Architect
A1.03	4 December 2018	Darren Campbell Architect
A1.04	4 December 2018	Darren Campbell Architect
A1.05	4 December 2018	Darren Campbell Architect
A1.06	4 December 2018	Darren Campbell Architect
A2.01	4 December 2018	Darren Campbell Architect
A2.02	4 December 2018	Darren Campbell Architect
A2.03	4 December 2018	Darren Campbell Architect
A2.04	4 December 2018	Darren Campbell Architect
A2.05	4 December 2018	Darren Campbell Architect
A3.01	4 December 2018	Darren Campbell Architect
A3.02	4 December 2018	Darren Campbell Architect
A3.03	4 December 2018	Darren Campbell Architect

A4.01	4 December 2018	Darren Campbell Architect
A4.01 (BASIX Commitments)	4 December 2018	Darren Campbell Architect
A5.01	4 December 2018	Darren Campbell Architect
A6.01	4 December 2018	Darren Campbell Architect

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Investigation	6 March 2019	White Geotechnical Group
Bushfire Risk Assessment	10 October 2018	Planning For Bushfire Protection
Bushfire Risk Assessment Certificate	10 October 2018	R E Coffey

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. Modify Condition C7 - On-site Stormwater Detention to read as follows:

An On-site Stormwater Detention system must be designed and constructed in accordance with Northern Beaches Council's Clause B5.7 in PITTWATER DCP21" and generally in accordance with the concept drainage plans prepared by Darren Campbell Architect, Drawing No A4.01, Revision A, dated 04/12/2018.

Detailed drainage plans are to be prepared by a qualified experienced practicing Civil Engineer, with Corporate membership of the Institute of Engineers Australia (M.I.E.) or who is eligible to become a Corporate member and has appropriate experience and competence in the related field.

Detailed drainage plans are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of storm water and storm water management arising from the development.

C. Modify Condition C9 - Vehicle Driveway Gradients to read as follows:

Driveway gradients within the private property are not to exceed a gradient of 1 in 4 (25%) with a transition gradient of 1 in 10 (10%) for 1.5 metres prior to a level parking facility. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure suitable vehicular access to private property

D. Modify Condition C10 - Vehicle Crossings Application to 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 driveway construction and must be paid.

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.

E. Modify Condition C12 - Geotechnical Report Recommendations have been Incorporated into Designs and Structural Plans to read as follows:

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by White Geotechnical Group, dated 6 March 2019 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

F. Insert Condition D24 - Vehicle Crossings

The provision of one vehicle crossing 3 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/2 NH and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

G. Insert Condition E11 - Authorisation of Legal Documentation Required for Onsite Detention

An application for the authorization of legal documents is to be submitted to Council for approval. The application is to include the original completed request forms (NSW Land Registry standard forms 13PC and/or 13RPA) with a copy of the Works-as-Executed plan(details overdrawn on the copy of the approved drainage plan), hydraulic engineers certification and photographs of the completed system.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To create encumbrances on the land.

H. Insert Condition E12 - Registration of Encumbrances for On-site Stormwater Detention

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction for on-site storm water detention as to user is to be submitted. Details demonstrating compliance are to

be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To identify encumbrances on land.

I. Insert Condition E13 - Positive Covenant and Restriction as to User for On-site Stormwater Detention

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the on-site stormwater detention structure in accordance with the standard requirements of Council. The terms of the positive covenant are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Northern Beaches Council's delegate prior to lodgement with NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

A restriction as to user shall be created on the title over the on-site stormwater detention system, restricting any alteration to the levels and/or any construction on the land. The terms of such restriction are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such restriction.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure the on-site detention and/or pump system is maintained to an appropriate operational standard.

Important Information

This letter should therefore be read in conjunction with N0150/17 dated 5 October 2017.

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 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Division 8.2 of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged 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



northern
beaches
council

A handwritten signature in black ink, appearing to read "Phil Lane".

Name Phil Lane, Principal Planner

Date 14/05/2019