

15 June 2022



Suzie Smith
55 Kangaroo Road
COLLARROY PLATEAU NSW 2097

Dear Sir/Madam

Application Number: Mod2022/0290
Address: Lot 49 DP 11449 , 55 Kangaroo Road, COLLARROY PLATEAU NSW 2097
Proposed Development: Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary 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,



Claire Ryan
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0290
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Suzie Smith
Land to be developed (Address):	Lot 49 DP 11449 , 55 Kangaroo Road COLLAROY PLATEAU NSW 2097
Proposed Development:	Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	15/06/2022
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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
DA-0201 Site Analysis Plan Revision C	10 February 2022	Noble Architecture
DA-0203 Proposed Ground Floor Plan Revision B	10 February 2022	Noble Architecture
DA-0204 proposed First Floor Plan Revision A	8 February 2022	Noble Architecture
DA-0205 Proposed Roof Plan Revision A	8 February 2022	Noble Architecture
DA-0206 Proposed South Elevation Revision A	10 February 2022	Noble Architecture
DA-0207 Proposed North Elevation Revision A	10 February 2022	Noble Architecture
DA-0208 Proposed East Elevation Revision A	10 February 2022	Noble Architecture
DA-0209 Proposed West Elevation Revision B	10 February 2022	Noble Architecture
DA-0210 Proposed Courtyard Elevations Revision A	8 February 2022	Noble Architecture
DA-0211 Proposed Section A-A Revision A	10 February 2022	Noble Architecture

Engineering Plans		
Drawing No.	Dated	Prepared By
SW3 Stormwater Management Plan	3 October 2021	Waterdesign Civil Engineers

SW4 Sections and Details	3 October 2021	Waterdesign Civil Engineers
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Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1259174M	18 November 2021	Certified Energy
NatHERS Certificate No. 6796775	17 November 2021	Certified Energy
Geotechnical Assessment	13 April 2021	Ascent Geotechnical Consulting

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
CC-0230 Proposed Landscape + Private Open Space Plan Revision D	17 May 2022	Noble Architecture

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	15 November 2021	Applicant

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

B. Delete Condition 8. Amended Landscape Plan as follows:

DELETED

C. Add Condition 14A. On Slab Landscape Works as follows:

Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate indicating the proposed method of waterproofing and drainage to all planters on slab.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the slab upon which planters are to be placed shall support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure adequate structural support and to ensure waterproofing and drainage is installed.

D. Modify Condition 22. Landscape Completion to read as follows:

Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate indicating the proposed method of waterproofing and drainage to all planters on slab.

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the slab upon which planters are to be placed shall support the 'wet' weight of landscaping (soil, materials and established planting).

Reason: To ensure adequate structural support and to ensure waterproofing and drainage is installed.

Important Information

This letter should therefore be read in conjunction with DA2021/2270 dated 3 March 2022 and Mod2022/0288 dated 9 June 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 Claire Ryan, Principal Planner

Date 15/06/2022