

9 August 2022



Jonathon Peterson
104 Victoria Avenue
NORTH WILLOUGHBY NSW 2068

Dear Sir/Madam

Application Number: Mod2022/0176
Address: Lot 170 DP 752038 , 13 Morgan Road, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2021/1533 granted for Demolition works and construction of new dwelling and pool

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,



Anne-Marie Young
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0176
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jonathon Peterson
Land to be developed (Address):	Lot 170 DP 752038 , 13 Morgan Road BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2021/1533 granted for Demolition works and construction of new dwelling and pool

DETERMINATION - APPROVED

Made on (Date)	08/08/2022
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A01 Rev B Site Plan	31.03.2022	Preston Peterson
A02 Rev A Basement Plan	31.03.2022	Preston Peterson
A03 Rev B Ground Floor Plan	31.03.2022	Preston Peterson
A04 Rev B First Floor Plan	31.03.2022	Preston Peterson
A06 Rev A Elevations Sheet 1	31.03.2022	Preston Peterson
A07 Rev B Elevations Sheet 2	31.03.2022	Preston Peterson
A08 Rev A Sections	31.03.2022	Preston Peterson
DRV01 Rev B Driveway Plan	31.03.2022	Preston Peterson
SEC01 Rev C Sediment and Erosion Control	31.03.2022	Preston Peterson
EXF01 Rev B Excavation and Fill Plan	31.03.2022	Preston Peterson

Engineering Plans		
Drawing No.	Dated	Prepared By
D01 Issue C Stormwater Management General	24.02.2022	NB Consulting Engineers

Notes & Drawing Schedule		
D02 Issue C Site Drainage Plan	24.02.2022	NB Consulting Engineers
D02.1 Issue C Ground Floor Plan	24.02.2022	NB Consulting Engineers
D02.2 Issue C First Floor and Lower Roof Drainage Plan	24.02.2022	NB Consulting Engineers
D02.3 Issue C Upper Roof Drainage Plan	24.02.2022	NB Consulting Engineers
D02.4 Issue C Basement Drainage Plan	24.02.2022	NB Consulting Engineers
D04 Issue C Stormwater Management Details	24.02.2022	NB Consulting Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Assessment Report and Risk Assessment Certificate Ref: 79BA-2383	28.03.2022	Sydney Bushfire Consultants Bushfire Planning & Design (BPAD)
Arborist Supplementary Report	21.03.2022	Koala Arbor Consulting Arborists
Geotechnical Report	14.03.2022	White Geotechnical Group
BASIX Certificate No: 1221537S_03	10.03.2022	Certified Energy 1

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.

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

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plans Sheet 1 -3 Rev CD-1	04.03.2022	Paul Bangay

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

B. Add Condition 32 No approval for excavation work approved under CDC2021/1098 to read as follows:

This consent excludes excavation works undertaken and approved pursuant to CDC2021/1098.

Reason: Legislative requirement.

Important Information

This letter should therefore be read in conjunction with DA2021/1533 dated 1 December 2021.

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 Anne-Marie Young, Planner

Date 08/08/2022