

10 October 2018



Jeremy Pidcock
131 Evans Street
ROZELLE NSW 2039

Dear Sir/Madam

Application Number: Mod2018/0437
Address: Lot 137 DP 14961 , 20 Bynya Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent N0341/05 granted for demolition of existing upper floor, construction of dwelling house alterations and additions, driveway alterations and carport

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,



Nick Armstrong
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0437
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jeremy Pidcock
Land to be developed (Address):	Lot 137 DP 14961 , 20 Bynya Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0341/05 granted for demolition of existing upper floor, construction of dwelling house alterations and additions, driveway alterations and carport

DETERMINATION - APPROVED

Made on (Date)	10/10/2018
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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:

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Risk Report, Ref. 43099.01	06/07/2018	Douglas Partners

a) 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. (DACPLB01)

B. Delete Condition E2 to read as follows:

Deleted

Reason: Condition no longer required under updated Geotechnical Risk Policy 2009.

Important Information

This letter should therefore be read in conjunction with N0341/15 and N0341/15/S96/2.

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 97AA 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 Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined 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



Name

Nick Armstrong, Planner

Date

10/10/2018