

20 January 2020



Walter Barda Design Pty Ltd
PO Box 398
DARLINGHURST NSW 1300

Dear Sir/Madam

Application Number: Mod2019/0592
Address: Lot 13 DP 12979 , 1135 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent N0017/17 granted for alterations and additions to 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,



Benjamin Price
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0592
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Walter Barda Design Pty Ltd
Land to be developed (Address):	Lot 13 DP 12979 , 1135 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0017/17 granted for alterations and additions to dwelling

DETERMINATION - APPROVED

Made on (Date)	20/01/2020
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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
A301 Elevations - Issue E	20/11/2019	Walter Barda Design
A302 Elevations - Issue D	20/11/2019	Walter Barda Design
A2000 Ground Floor Plans - Issue C	20/11/2019	Walter Barda Design
A2001 First Floor Plans - Issue D	20/11/2019	Walter Barda Design
A2003 Existing and Proposed Roof - Issue D	20/11/2019	Walter Barda Design

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. Add Condition C10 - Amendments to approved plans to read as follows:

The steps and landing on the northern side of the bunkroom are to be deleted and the associated door amended to a window with a sill height of 800mm above finished floor level.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain a reasonable level of privacy within the locality.

Important Information

This letter should therefore be read in conjunction with MOD2018/0544 dated 15 November 2018 and N0017/17 dated 3 May 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.

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 should be submitted to Council within 3 months 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 Benjamin Price, Planner

Date 20/01/2020