

28 September 2021



Alan Robert Erdman
98 Waratah Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2021/0598
Address: Lot 10 DP 216532 , 98 Waratah Street, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2020/1495 granted for alterations and additions to a dwelling house

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,



Brittany Harrison
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0598
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Alan Robert Erdman
Land to be developed (Address):	Lot 10 DP 216532 , 98 Waratah Street MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2020/1495 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	28/09/2021
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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
Demolition plan; lower ground floor and upper ground floor - Rev. 2	22 July 2020	Black Adder Designs
Floor plan; lower ground floor - Rev. 1	22 July 2021	Black Adder Designs
Floor plan; upper ground floor - Rev. 1	22 July 2021	Black Adder Designs
Floor plan; roof unaltered & BASIX commitment - Rev. 1	22 July 2021	Black Adder Designs
Elevations - Rev.1	22 July 2021	Black Adder Designs
Elevations - Rev. 1	22 July 2021	Black Adder Designs
Site Plan and Site Analysis Plan - Rev. 1	22 July 2021	Black Adder Designs

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

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

Add Condition 17. Geotechnical Certification Prior to Occupation Certificate to read as follows:

The Applicant is to submit the completed Form 3 of the Geotechnical Risk Management Policy (Appendix 5 of P21 DCP) to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Important Information

This letter should therefore be read in conjunction with DA2020/1495 dated 12 January 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 submitted to Council 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 Brittany Harrison, Planner

Date 28/09/2021