

25 November 2022



Cameron Blanks
73 Pacific Road
PALM BEACH NSW 2108

Dear Sir/Madam

Application Number: Mod2022/0420
Address: Lot 2 DP 13780 , 73 Pacific Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2020/1392 granted for Alterations and additions to a dwelling house, including a new garage and studio

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,



Megan Surtees
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0420
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Cameron Blanks
Land to be developed (Address):	Lot 2 DP 13780 , 73 Pacific Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2020/1392 granted for Alterations and additions to a dwelling house, including a new garage and studio

DETERMINATION - APPROVED

Made on (Date)	25/11/2022
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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
DA-101 Issue C Site Plan + Site Analysis Plan	15-11-2022	C+M Studio Pty Ltd
DA-103 Issue C Proposed Garage Plan	15-11-2022	C+M Studio Pty Ltd
DA-104 Issue B Proposed Studio Level Plan	15-11-2022	C+M Studio Pty Ltd
DA-105 Issue C Demo + Proposed LG Plan	15-11-2022	C+M Studio Pty Ltd
DA-106 Issue C Demo + Proposed GF Plan	15-11-2022	C+M Studio Pty Ltd
DA-201 Issue C North Elevation	15-11-2022	C+M Studio Pty Ltd
DA-202 Issue C East Elevation	15-11-2022	C+M Studio Pty Ltd
DA-203 Issue C West Elevation	15-11-2022	C+M Studio Pty Ltd
DA-204 Issue C North Elevation - Studio	15-11-2022	C+M Studio Pty Ltd
DA-205 Issue C East Elevation - Studio	15-11-2022	C+M Studio Pty Ltd
DA-206 Issue C West Elevation - Studio	15-11-2022	C+M Studio Pty Ltd
DA-301 Issue C Sections - Studio	15-11-2022	C+M Studio Pty Ltd

Engineering Plans

Drawing No.	Dated	Prepared By
DA-102 Issue C Erosion + Sediment Control	15-11-2022	C+M Studio Pty Ltd

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate A393736_04	22 July 2022	CM Studio
Geotechnical Comments for Section 4.55 (J2963A)	27 June 2022	White Geotechnical Group

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 24. No Approval to Works to read as follows:

Nothing in this approval grants or implies the approval for the following works: the reconfiguration of internal walls for Bedroom 1, Bedroom 2, Bathroom 2 and the laundry; and the proposed reconfiguration of external walls to Bedroom 2, as shown in Drawing No. DA-105 Issue C Demo + Proposed LG Plan dated 15-11-2022.

Reason: To ensure development is consistent with the current approval.

Important Information

This letter should therefore be read in conjunction with DA2020/1932, dated 4 February 2021.

Planning Principles

In a merit consideration of the proposal, consideration of the development has been given against the Land and Environment Court Planning Principle in relation to The extent of demolition - alterations and additions or a new building detailed in Edgar Allan Planning Pty Limited v Wollahra Municipal Council [2006] NSWLEC 790 as follows:	
Will the development result in an alteration to an existing by more than half (50%) of the existing external fabric of the building is demolished? (Note: The area of the existing external fabric is taken to be the surface area of all the existing external walls, the roof measured in plan and the area of the lowest habitable floor)	No
Is the development considered to be Alterations and additions; or	Yes
Is the development considered to be a new building	No

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

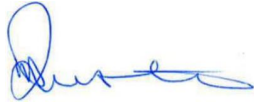
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be lodged on the NSW Planning portal within 28 days of this determination, to enable the assessment 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 Megan Surtees, Planner

Date 25/11/2022