

10 July 2025



Suzie Smith
55 Kangaroo Road
COLLARROY PLATEAU NSW 2097

Dear Sir/Madam

Application Number: Mod2025/0138
Address: Lot 49 DP 11449 , 55 Kangaroo Road, COLLARROY PLATEAU NSW 2097
Proposed Development: Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling

Please find attached the Notice of Determination for the above mentioned Application.

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at www.northernbeaches.nsw.gov.au

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to council@northernbeaches.nsw.gov.au

Regards,



Charlotte Asbridge
Planner

NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Application Number:	Mod2025/0138 PAN-522007
Applicant:	Suzie Smith 55 Kangaroo Road COLLARROY PLATEAU NSW 2097
Property:	Lot 49 DP 11449 55 Kangaroo Road COLLARROY PLATEAU NSW 2097
Description of Development:	Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling
Determination:	Approved Consent Authority: Northern Beaches Council
Date of Determination:	10/07/2025
Date from which the consent operates:	10/07/2025

Under Section 4.55 (2) Environmental Impact of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable environmental impacts.

Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Signed On behalf of the Consent Authority



Name Charlotte Asbridge, Planner

Date 10/07/2025

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-522007 MOD2025/0138	The date of this notice of determination.	Section 4.55 (2) Environmental Impact - Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling Add Condition 1A Add Condition 25A Add Condition 25B
PAN-227689 MOD2022/0290	15/06/2022	Section 4.55 (1) Misdescription - Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling Modified Condition 1 Deleted Condition 8 Added Condition 14A Modified Condition 22
PAN-226290 MOD2022/0288	09/06/2022	Section 4.55 (1) Misdescription - Modification of Development Consent DA2021/2270 granted for Demolition works and construction of a dwelling house including a secondary dwelling Modified Condition 6 Modified Condition 8 Modified Condition 9 Modified Condition 10 Modified Condition 11 Modified Condition 12 Modified Condition 13 Modified Condition 14 Modified Condition 22 Modified Condition 23

Modified conditions

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
AP02B	B	First Floor Plan	Tierra Landscape Design	27.05.25
AP03B	B	Elevations 1	Tierra Landscape Design	27.05.25
AP04B	B	Elevations 2	Tierra Landscape Design	27.05.25
AP05B	B	Elevations 3	Tierra Landscape Design	27.05.25

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Landscape DA Modification Plan	Issue B	Tierra Landscape Design	28/5/25
Waste Management Plan	-	Submitted by Applicant	Lodged 25/03/25

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Add Condition No.25A - 'Amendments to the approved plans' to read as follows:

The following amendments are to be made to the approved plans:

- 'W24' is to be fixed glass only. No consent is granted for this window to be operable / ventilated.
- The portion of carport roof where the skylight is proposed for deletion must form part of the green roof.
- All roof space besides the 4m x 4m roof top terrace on the secondary dwelling roof must be labeled on the plans as being 'non-trafficable roof space'. Consent is not granted for any other roof space nor bridge between the primary and secondary dwelling to be used for trafficable use.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the occupation certificate.

Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.

C. Add Condition No.25B - 'Amended landscape plan' to read as follows:

The following amendments are to be made to the landscape plan:

- No consent is granted for the cobble stone within the front setback of the secondary dwelling besides for the approved 900mm wide entry path. The area of cobblestone not consented to must be either be lawn or low height shrubs.
- No consent is granted for a 2000mm wide concrete path parallel to the carport. This area must contain deep soil permeable surfaces such as stepping stones over lawn.
- No consent is granted to remove the green roof from the carport. This area must continue to serve as a green roof.
- No consent is granted for decking along the east and south border of the property. This area must continue to be deep soil landscaped surface.
- No consent is granted for the shed. This area must continue to be deep soil landscaped surface.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the occupation certificate.

Reason: Landscape amenity.

Important Information

This letter should therefore be read in conjunction with DA2021/2270 approved in March 2022, MOD2022/0288 approved in June 2022 and, MOD2022/0290 approved in June 2022..

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Council means Northern Beaches Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Northern Beaches Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney North Planning Panel.