

8 September 2021



Rebecca Jane Henderson
21 Kalau Street
NORTH BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2021/0589
Address: Lot 189 DP 11497 , 21 Kalau Street, NORTH BALGOWLAH NSW 2093
Proposed Development: Modification of Development Consent DA2014/0892 granted for construction of a detached 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:	Mod2021/0589
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rebecca Jane Henderson
Land to be developed (Address):	Lot 189 DP 11497 , 21 Kalau Street NORTH BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2014/0892 granted for construction of a detached dwelling house

DETERMINATION - APPROVED

Made on (Date)	08/09/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Amend Condition No. 7 On-site Stormwater Detention to read as follows:

7. On-site Stormwater Detention

An On-site Stormwater Detention system must be designed and constructed in accordance with Council's current On-site Stormwater Detention (OSD) Technical Specification, and generally in accordance with the concept drainage plans prepared by Ibrahim Stormwater Consultants, drawing number M5173-Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering. The drainage plans must address the following:

1. The OSD tank located at the front shall be designed to contain a minimum storage volume of 5.3 m³ and provided with a 40 mm orifice.
2. The OSD basin at the rear of the site shall be designed to contain a minimum storage volume of 18 m³ with a 42 mm orifice. Pool type fencing must be provided around the above ground basin since the depth of ponding is 400mm.

Detailed drainage plans, including engineering certification confirming the above requirements have been satisfied and complying with Council's current On-site Stormwater Detention Technical Specification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Important Information

This letter should therefore be read in conjunction with DA2014/0892 dated 30 October 2014.

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 Brittany Harrison, Planner

Date 08/09/2021