

9 September 2019



Stephen Merle Leibowitz
69 Wolseley Road
POINT PIPER NSW 2027

Dear Sir/Madam

Application Number: Mod2019/0352
Address: Lot 3 DP 732085 , 999 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2018/1644 granted for construction of a dwelling house including swimming pool

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,



Rebecca Englund
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0352
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stephen Merle Leibowitz
Land to be developed (Address):	Lot 3 DP 732085 , 999 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2018/1644 granted for construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	09/09/2019
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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 - Modification 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 Approved Plans and Supporting Documentation referenced in Condition 1, as modified by the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan DA1002, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
Floor Plan: Level 04 DA2000, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
Floor Plan: Level 02 DA2002, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
East Elevation DA3001, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
West Elevation DA3003, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
Section 1 DA3101, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
Section 2 DA3102, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
Section 4 DA3104, issue 04	11.07.2019	Cottee Parker Architects Pty Ltd
Landscape Plans - Endorsed with Council's stamp		
Landscape Plan Cover Page 384_DA_01, issue G	18.07.2019	Myles Baldwin Design
Landscape Plan 'L4' 384_DA_10, issue G	18.07.2019	Myles Baldwin Design
Landscape Plan 'L2' 384_DA_12, issue H	18.07.2019	Myles Baldwin Design

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate 957993S_04	18.07.2019	Windtech Consultants

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

B. Amend Condition 16 to read as follows:

Landscaping

Prior to the issue of a construction certificate, the approved Landscape Plans referenced in Condition 1 of this consent and as modified by any conditions of this consent, are to be amended to include a minimum of 80% of plants from the locally native vegetation type “Shale Slopes” as per the Native Gardening Booklet available on the Northern Beaches Council website. The revised landscape plans are to be provided to the Principal Certifying Authority, and certified by a qualified practising landscape architect, landscape/environmental designer or horticulturalist.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: Biodiversity conservation and management.

Important Information

This letter should therefore be read in conjunction with DA2018/1644 dated 28 May 2019.

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 Rebecca Englund, Principal Planner

Date 09/09/2019