

8 June 2023



Cradle Design
Shop 1 316 Sydney Road
BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2023/0209
Address: Lot 12 DP 867302 , 79 B Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2020/0470 granted for Alterations and additions to a dual occupancy and strata subdivision

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:	Mod2023/0209
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Cradle Design
Land to be developed (Address):	Lot 12 DP 867302 , 79 B Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2020/0470 granted for Alterations and additions to a dual occupancy and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	08/06/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
DA01, Site Analysis Plan, Revision C (Section 4.55-B)	31 March 2023	Cradle Design
DA03, Ground Floor Plan - Proposed, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design
DA04, First Floor Plan - Proposed, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design
DA05, Roof Plan, Drainage, Site Management & Erosion Control Strategy, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design
DA06, North & South Elevations - Existing & Proposed, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design
DA07, East Elevation - Existing & Proposed, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design
DA08, West Elevation - Existing &	31 March 2023	Cradle Design

Proposed, Revision C, (Section 4.55-B)		
DA09, Proposed Finishes Schedule, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design
DA10, Proposed Strata Plans, Revision C, (Section 4.55-B)	31 March 2023	Cradle Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Section 4.55 Modification Letter (Ref. AG 20172.02)	19 April 2023	Ascent Geo Geotechnical Consulting

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) 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. Amend Condition 14A Geotechnical Issues to read as follows: to read as follows:

In accordance with 'S4.55 Geotechnical Review Letter' (AG20172C), prepared by Ascent Geotechnical Consulting Pty Ltd dated 21 June 2021 and the 'Section 4.55 Modification Letter' (Ref. AG 20172.02) prepared by Ascent Geotechnical Consulting Pty Ltd dated 19 April 2023, the recommendations outlined in Table 2 of the Preliminary Geotechnical Assessment (AG20172) dated 23 July 2020 remain relevant and applicable. As such these recommendations are to be complied with and adhered to throughout development.

Reason: To ensure all works (i.e. footings) are undertaken in an appropriate manner and structurally sound.

C. Delete condition No. 15 Stormwater Disposal.

Important Information

This letter should therefore be read in conjunction with DA2020/0470 dated 2 September 2020 and Mod2021/0515 dated 18 October 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 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 Brittany Harrison, Planner

Date 08/06/2023