

1 June 2021

Marcus Alexander Rosenberg
2 / 25 Charles Street
FRESHWATER NSW 2096

Dear Sir/Madam

Application Number: Mod2021/0293
Address: Lot 2 SP 51300 , 2 / 25 Charles Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2020/1180 granted for alterations and additions to a dual occupancy

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,



Clare Costanzo
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0293
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Marcus Alexander Rosenberg
Land to be developed (Address):	Lot 2 SP 51300 , 2 / 25 Charles Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2020/1180 granted for alterations and additions to a dual occupancy

DETERMINATION - APPROVED

Made on (Date)	01/06/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition No. 21 - Survey Certificate which reads as follows:

A survey certificate prepared by a Registered Surveyor at the following states of construction:

- (a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setback are in accordance with the approved details.
- (b) At ground level to ensure the finished floor levels are in accordance with the approved levels, prior to concrete slab being poured/flooring being laid.
- (c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans.

Important Information

This letter should therefore be read in conjunction with **YOU MUST ENTER THE PREVIOUS DETAILS OF MODS AND ORIGINAL DA in Assessment Finish**

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 Clare Costanzo, Planner

Date 01/06/2021