

13 January 2020



Platform Architects Pty Ltd
503 / 39 East Esplanade
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2019/0584
Address: Lot 1 DP 172127 , 52 Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2019/0509 granted for demolition works subdivision of one lot into two and construction of two semidetached dwellings

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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0584
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Platform Architects Pty Ltd
Land to be developed (Address):	Lot 1 DP 172127 , 52 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2019/0509 granted for demolition works subdivision of one lot into two and construction of two semidetached dwellings

DETERMINATION - APPROVED

Made on (Date)	10/01/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No. 23 - Vehicle Crossings - to read as follows:

The provision of one vehicle crossing 7.5 metres wide at kerb (plus 600mm wide wing) and 8.9 metres wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/1 N and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

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

Reason: To facilitate suitable vehicular access to private property.

Important Information

This letter should therefore be read in conjunction with DA2019/0509 dated 9 October 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 Maxwell Duncan, Planner

Date 10/01/2020