

7 June 2018

Marc Francis Anthony Bellomo
98 Wakehurst Parkway
ELANORA HEIGHTS NSW 2101

Dear Sir/Madam

Application Number: Mod2018/0279
Address: Lot 124 DP 13152 , 98 Wakehurst Parkway, ELANORA HEIGHTS
NSW 2101
Proposed Development: Modification of Development Consent N0367/12 granted for the
subdivision of one allotment into two, construction of a new
dwelling on Lot 2 and extension of the existing driveway to Lot 2

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,



Nick Armstrong
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0279
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Marc Francis Anthony Bellomo
Land to be developed (Address):	Lot 124 DP 13152 , 98 Wakehurst Parkway ELANORA HEIGHTS NSW 2101
Proposed Development:	Modification of Development Consent N0367/12 granted for the subdivision of one allotment into two, construction of a new dwelling on Lot 2 and extension of the existing driveway to Lot 2

DETERMINATION - APPROVED

Made on (Date)	07/06/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition F12 to read as follows:

The area of the site identified as SP2 zoning is to be identified on any plan of subdivision.

B. Delete Condition E3

C. Add Condition F14 to read as follows:

An inter-allotment easement to drain water, under Section 88B of the Act is required to be created on the title of Lot 1 to carry stormwater discharged from the upstream Lot to the public drainage system in favour of the upstream Lot 2.

Important Information

This letter should therefore be read in conjunction with N0367/12.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Nick Armstrong, Planner

Date 07/06/2018