

18 August 2022



Lucas Allan Laxale
PO Box 7297
WARRINGAH MALL NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0281
Address: Lot 8 DP 6984 , 18 Alexander Street, COLLAROY NSW 2097
Lot 9 DP 6984 , 18 Alexander Street, COLLAROY NSW 2097
Proposed Development: Modification of Development Consent DA2021/1766 granted for Demolition works and construction of a housing development comprising five (5) self-contained apartments including basement car parking pursuant to SEPP (Housing for Seniors or People with a Disability) 2004

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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0281
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lucas Allan Laxale
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097 Lot 9 DP 6984 , 18 Alexander Street COLLAROY NSW 2097
Proposed Development:	Modification of Development Consent DA2021/1766 granted for Demolition works and construction of a housing development comprising five (5) self-contained apartments including basement car parking pursuant to SEPP (Housing for Seniors or People with a Disability) 2004

DETERMINATION - APPROVED

Made on (Date)	17/08/2022
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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
DA101 Site Plan Rev. B	31 January 2022	Walsh Architects
DA110 Basement Plan Rev. C	28 July 2022	Walsh Architects
DA111 Undercroft Floor Plan Rev. E	28 July 2022	Walsh Architects
DA112 Level 1 Floor Plan Rev. C	21 April 2022	Walsh Architects
DA113 Level 2 Floor Plan Rev. C	21 April 2022	Walsh Architects
DA200 Sections Rev. B	31 January 2022	Walsh Architects
DA201 Sections Rev. B	31 January 2022	Walsh Architects
DA300 Elevations Rev. C	21 April 2022	Walsh Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

BASIX Certificate No. 1238507M_04	18 May 2022	Building Sustainability Assessments
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b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
LS501.1 Ground Level - Landscape Plan - Sheet 1 Issue F	28 July 2022	Plot Design Group
LS501.3 Level 2 - Landscape Plan - Sheet 3 Issue F	28 July 2022	Plot Design Group

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

B. Modify Condition No. 52 - Landscape Completion, to read as follows:

Landscaping is to be implemented in accordance with the approved Landscape Plan LS501.1 issue F and LS501.2 issue F.

Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA2021/1766 dated 16 March 2022 and Mod2022/0229 dated 02 August 2022.

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 Kye Miles, Planner

Date 17/08/2022