

22 April 2020

Qasabian Family Investments Pty Ltd
63 Dareen Street
FRENCHS FOREST NSW 2086

Dear Sir/Madam

Application Number: Mod2020/0131
Address: Lot 100 DP 592389 , 312 Warringah Road, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2019/0382 granted for Subdivision of land into five residential lots and construction of five 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,



Jordan Davies
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0131
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Qasabian Family Investments Pty Ltd
Land to be developed (Address):	Lot 100 DP 592389 , 312 Warringah Road FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2019/0382 granted for Subdivision of land into five residential lots and construction of five dwellings.

DETERMINATION - APPROVED

Made on (Date)	22/04/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - Modification of Consent - Stormwater Drainage Easement

As the natural fall of the land is towards the rear of the site the disposal of stormwater drainage is to be in accordance with the drainage plan submitted by GZ Consulting Engineers, drawing numbers DR-000, DR-100, DR-101, revision 2, dated 9/8/19, DR-001, DR-002, revision 3, dated 3/4/20, and DR-102, revision 2, dated 3/4/20. The easement is to be created under Sections 88B and/or 88K of the Conveyancing Act 1919. The applicant must provide Council with evidence of the created easement on title in order to activate the consent.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties.

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within five (5) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000. This evidence is to be submitted along with a completed 'Deferred Commencement Document Review Form' (available on Council's website) and the application fee, as per Council's Schedule of Fees and Charges.

Upon satisfaction of the deferred commencement condition/s, the following conditions apply:

B. Add Condition No.2A - 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
SUB101, Revision 0	03/04/2020	Alvaro

Engineering Plans		
Drawing No.	Dated	Prepared By
DR-000, Rev 2, Legend	9/08/2019	GZ Consulting Engineers
DR-001, Rev 3, Pipe Layout - Warringah Road	03/04/2020	GZ Consulting Engineers
DR-002, Rev 3, Pipe Layout - Dareen Street	03/04/2020	GZ Consulting Engineers
DR-001, Rev 2, OSD Details	09/08/2019	GZ Consulting Engineers
DR-101, Rev 2, Catchment Plan and OSD Details	09/08/2019	GZ Consulting Engineers
DR-102, Rev 2, Drainage Easement Longsection	03/04/2020	GZ Consulting Engineers

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

d) 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.

Important Information

This letter should therefore be read in conjunction with DA2019/0382 dated 13 November 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



northern
beaches
council

A handwritten signature in black ink, appearing to read 'Jordan Davies', positioned above a horizontal line.

Name Jordan Davies, Planner

Date 22/04/2020