

2 March 2022



AMDE Construction Pty Ltd
2/28 Orchard Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0038
Address: Lot 8 DP 25959 , 14 Lalchere Street, CURL CURL NSW 2096
Proposed Development: Modification of Development Consent DA2020/1135 granted for Demolition works and construction of a dwelling house

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,



Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0038
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	AMDE Construction Pty Ltd
Land to be developed (Address):	Lot 8 DP 25959 , 14 Lalchere Street CURL CURL NSW 2096
Proposed Development:	Modification of Development Consent DA2020/1135 granted for Demolition works and construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	02/03/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

- **Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation, to read as follows:**

"1A. Modification of Consent - Approved Plans and supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A03 Rev K Site Plan	20/1/2022	G.J Gardner
A05 Rev K Ground Floor Plan	20/1/2022	G.J Gardner
A06 Rev K First Floor Plan	20/1/2022	G.J Gardner
A07 Rev K Elevations	20/1/2022	G.J Gardner
A08 Rev K Elevations	20/1/2022	G.J Gardner
A09 Rev K Sections	20/1/2022	G.J Gardner
A10 Rev K Demolition Plan	20/1/2022	G.J Gardner
A17 Rev K Flooring Setout Plan	20/1/2022	G.J Gardner

Engineering Plans		
Drawing No.	Dated	Prepared By
A12 Rev K Erosion and Sediment Plan	20/1/2022	G.J Gardner

A16 Driveway Detail	20/1/2022	G.J Gardner
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Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Basix Certificate 1128988S 03	17/1/2022	Chapman Environmental Services

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:

Waste Management Plan		
Drawing No/Title.	Dated	Prepared By
A013 Rev K Waste Management Plan	20/1/2022	G.J Gardner

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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 DA2020/1135 dated 16 December 2020..

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 submitted to Council 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 Alex Keller, Principal Planner

Date 02/03/2022