

# NORTHERN BEACHES COUNCIL

26 July 2016



C & C Project Management Pty Ltd  
25 Everview Avenue  
MOSMAN NSW 2088

Dear Sir/Madam

**Application Number:** Mod2016/0077  
**Address:** Lot CP SP 4129 , 48 A Queenscliff Road, QUEENSCLIFF NSW 2096  
**Proposed Development:** Modification of Development Consent DA2011/0360 granted for Alterations and additions to a Residential Flat Building

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 eServices website at [www.warringah.nsw.gov.au](http://www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to [council@warringah.nsw.gov.au](mailto:council@warringah.nsw.gov.au)

Regards,

Kevin Short  
**Planner**

**NOTICE OF DETERMINATION**

<b>Application Number:</b>	Mod2016/0077
<b>Determination Type:</b>	Modification of Development Consent

**APPLICATION DETAILS**

<b>Applicant:</b>	C & C Project Management Pty Ltd
<b>Land to be developed (Address):</b>	Lot CP SP 4129 , 48 A Queenscliff Road QUEENSCLIFF NSW 2096
<b>Proposed Development:</b>	Modification of Development Consent DA2011/0360 granted for Alterations and additions to a Residential Flat Building

**DETERMINATION - APPROVED**

<b>Made on (Date)</b>	26/07/2016
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
SK.101	13.07/2016	Architectural Projects
SK.103	13.07/2016	Architectural Projects
SK.104	13.07/2016	Architectural Projects
SK.105	13.07/2016	Architectural Projects
SK.201	13.07/2016	Architectural Projects
SK.202	13.07/2016	Architectural Projects
SK.203	13.07/2016	Architectural Projects
SK.301	13.07/2016	Architectural Projects
SK.302	13.07/2016	Architectural Projects

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

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

approved plans. (DACPLB01)

**B. Add Condition No.1C - Amendments to the approved plans**

1C - Amendments to the approved plans

The following amendments are to be made to the approved plans:

The section of the dining room as shown light blue on the Ground Floor Level Plan SK.104 in the south-west corner of the building is not approved as floorspace. In this regard, the southern and western walls of the dining room are to return to the structural column and form a stepped-in corner.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts in accordance with WLEP2011 and WDCP. (DACPLB02)

**Important Information**

This letter should therefore be read in conjunction with DA2011/0360 dated 16 September 2011 and MOD2012/0262 dated 8 May 2013.

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

Signature                      \_\_\_\_\_

Name                          Kevin Short, Planner

Date                            26/07/2016