

4 March 2021

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

Dear Sir/Madam

Application Number: Mod2020/0572
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 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2020/0572
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	C & C Project Management Pty Ltd
Land to be developed (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

DETERMINATION - APPROVED

Made on (Date)	02/03/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No. 1D - 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
DA-002 Rev B	28/10/2020	Custance
DA-003 Rev C	28/10/2020	Custance
DA-007 Rev B	28/10/2020	Custance
DA-008 Rev B	28/10/2020	Custance
DA-009 Rev B	28/10/2020	Custance
DA-010 Rev B	28/10/2020	Custance

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Fire Engineering Report Peer Review (Ref: 17084-R1-V2)	22/11/2019	Peter Gardner & Associates
Geotechnical Assessment (Ref: 2010-198)	January 2021	Crozier Geotechnical Consultants
Fire Engineering Report (107347-FER-r4)	23/09/2019	BCA Logic

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) All landscaping depicted in these modification architectural plans (all dated 28/10/2020) contained within this condition, is to be deleted and does not form part of the consent. Landscaping to be undertaken in accordance with the original landscape plans.

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 **DA2011/0360** dated 12/09/2011, **Mod2012/0262** dated 08/05/2013, **Mod2016/0077** dated 26/07/2016 and **Mod2018/0611** dated 28/02/2019.

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



Name Rodney Piggott, Manager Development Assessments

Date 02/03/2021