

DATE 20/ 05/ 2024.

STATEMENT OF MODIFICATION TO DA NO512/17

APPLICATION. MOD.2024/0255 - PAN-421406

TO NORTHERN BEACHES COUNCIL.

The reason I require a modification to my DA is to have the provision for strata subdivision re- written into the DA.

The original DA application we submit to the council had the provision for strata subdivision included and I paid council the strata subdivision fee of \$1052.31 on the 16/11/17. Receipt No.418261.

The provision was removed from the original DA application after we had had discussions with council one day, on the advice from my town planner and architect and solicitor.

The council had wanted some further paperwork from us, I believe it may have been a draft strata plan drawing, of which they did not have one drawn up at the time.

They advised me to "just remove the provision in the DA for strata subdivision for now, we can move on with the application faster", "and you can always apply for it later on I was told".

The DA application eventually was approved by judgement of the court, we had to meet some conditions but once done the council was satisfied and sent us a letter of deferred commencement.

The councils letter granted permission for,

Description:

Demolition of existing dwellings and construction of a 12 unit Seniors Living development with basement parking. landscaping and strata subdivision.

Recently we had a builder / developer approached us to see if we would sell the site to him and we decided we would.

We were in the middle of making the sale when it was brought to our attention by the purchaser that there was no provision for strata subdivision in the approved DA.

We thought we had approval for strata subdivision because the deferred commencement letter from council had stipulated it on the letter and had not thought anymore about it.

So in a nut shell we are applying for a modification to have approval for strata subdivision included in our DA.

Thank you, Russel Whittaker. 1060 Barrenjoey Road, Palm Beach. NSW. 2108.

Director, Tucker Holdings Pty Ltd.