

28 September 2022



J & G Knowles & Associates Pty Ltd
C/- DFP Planning Pty Ltd PO Box 230
PENNANT HILLS NSW 1715

Dear Sir/Madam

Application Number: Mod2022/0286
Address: Lot 2 DP 1248056 , 25 - 27 Warriewood Road, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent D2020/0579 granted for construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road

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,



Luke Zajac
Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2022/0286 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|--|---|
| Applicant: | J & G Knowles & Associates Pty Ltd |
| Land to be developed (Address): | Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102 |
| Proposed Development: | Modification of Development Consent D2020/0579 granted for construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 28/09/2022 |
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.3B - 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-100 Rev DA16 Proposed Apartment Ground Floor Plan / Dwelling Lower Level Floor Plan | 11.05.2022 | V/A Architects |
| DA-101 Rev DA12 Proposed Apartment First Floor Plan / Dwelling Mid Level Floor Plan | 11.05.2022 | V/A Architects |
| DA-102 Rev DA11 Proposed Apartment Second Floor Plan / Dwelling Upper Level Floor Plan | 11.05.2022 | V/A Architects |
| DA-104 Rev DA11 Proposed Overall Roof Plan | 11.05.2022 | V/A Architects |
| DA-200 Rev DA9 Proposed Elevations | 11.05.2022 | V/A Architects |
| DA-201 Rev DA7 Proposed Elevations | 11.05.2022 | V/A Architects |
| DA-250 Rev DA6 Proposed Elevations | 20.04.2022 | V/A Architects |
| DA-251 Rev DA8 Proposed Elevations | 20.04.2022 | V/A Architects |

| Engineering Plans | | |
|--|--------------|--------------------|
| Drawing No. | Dated | Prepared By |
| SW201 Rev H Stormwater Concept Design Ground Floor Plan | 10.05.2022 | SGC 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.

f) The development is to be undertaken generally in accordance with the following:

| Landscape Plans | | |
|---|--------------|--------------------------|
| Drawing No. | Dated | Prepared By |
| TP01_J Rev J Landscape Plan Composite Ground, First and Second Floor | 18.05.2022 | CDA Design Group Pty Ltd |

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 DA2020/0579 dated 03/06/2020, MOD2021/0004 dated 20/05/2021 and MOD2021/0883, dated 21/04/2022..

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 lodged on the NSW Planning portal 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



northern
beaches
council

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

Name Luke Zajac, Planner

Date 28/09/2022