

18 December 2019

Rama Architects Pty Ltd
Attention: Daniel Raymond Shop 6 20 Avalon Parade
AVALON NSW 2107

Dear Sir/Madam

Application Number: Mod2019/0484
Address: Lot 109 DP 13457 , 81 Prince Alfred Parade, NEWPORT NSW 2106
Proposed Development: Modification of Development Consent N0285/16 granted for alterations and additions to demolition of existing structures and construction of a new dwelling

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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0484
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rama Architects Pty Ltd
Land to be developed (Address):	Lot 109 DP 13457 , 81 Prince Alfred Parade NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent N0285/16 granted for alterations and additions to demolition of existing structures and construction of a new dwelling

DETERMINATION - APPROVED

Made on (Date)	18/12/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No. 1A - 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
S4.55_001	20 September 2019	Rama Architects
S4.55_100	20 September 2019	Rama Architects
S4.55_101	20 September 2019	Rama Architects
S4.55_102	20 September 2019	Rama Architects
S4.55_300	20 September 2019	Rama Architects
S4.55_301	20 September 2019	Rama Architects
S4.55_302	20 September 2019	Rama Architects
S4.55_400	20 September 2019	Rama Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Comment - Section 4.55 Modification	2 October 2019	Douglas Partners

BASIX Assessment Report	2 October 2019	Daniel Raymond Architect
NATHERS Certificate	1 October 2019	Efficiency Assessments Pty Ltd

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
S4.55_500	20 September 2019	Rama Architects

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 NO285/16 dated 18 October 2016 .

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

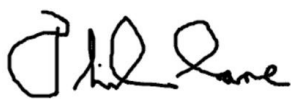
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination 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 Phil Lane, Principal Planner

Date 18/12/2019

