

10 October 2018

Clarendon Homes Pty Ltd
PO Box 7105
BAULKHAM HILLS NSW 1755

Dear Sir/Madam

Application Number: Mod2018/0359
Address: Lot 204 DP 1212459 , 8 Orchard Street, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent N0541/17 granted for Construction of a new two storey dwelling and driveway

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,

Seth Dias
Planner



NOTICE OF DETERMINATION

Application Number:	Mod2018/0359
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Clarendon Homes Pty Ltd
Land to be developed (Address):	Lot 204 DP 1212459 , 8 Orchard Street WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent N0541/17 granted for Construction of a new two storey dwelling and driveway

DETERMINATION - APPROVED

Made on (Date)	10/10/2018
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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
Sheet 1 Rev. L	26.09.16	Clarendon Homes
Sheet 2 Rev. L Site Plan	19.09.16	Clarendon Homes
Sheet 3 Rev. L Ground Floor Plan	26.09.16	Clarendon Homes
Sheet 4 Rev. L First Floor Plan	26.09.16	Clarendon Homes
Sheet 5 Rev. L Elevations	26.09.16	Clarendon Homes
Sheet 6 Rev. L Elevations cont.	26.09.16	Clarendon Homes
Sheet 7 Rev. L Sections and Details	26.09.16	Clarendon Homes
Sheet 2.1 Rev. L Construction Management Plan and Erosion & Sediment Control Plan	26.09.16	Clarendon Homes
Sheet 2.2 Rev. L Site Analysis Plan	26.09.16	Clarendon Homes
Sheet 2.3 Rev. L Shadow Diagrams at 21st June	26.09.16	Clarendon Homes
Sheet 2.4 Rev. L Notification Plan	26.09.16	Clarendon Homes

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Waste Management Report	10/07/2018	Clarendon Homes
Statement of Modification	29/05/2018	Clarendon Homes

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
Sheet 2 Rev. L Site Plan	19.09.16	Clarendon Homes

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Report	10/07/2018	Clarendon Homes

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

Important Information

This letter should therefore be read in conjunction with N0541/17.

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



Name Seth Dias, Planner

Date 10/10/2018

