

19 October 2020

Adam Alamein
C/- Sattler & Associates Pty Ltd Lot 2 Forster Drive
BAWLEY POINT NSW 2539

Dear Sir/Madam

Application Number: Mod2020/0195
Address: Lot 1 DP 1252335 , 701 Barrenjoey Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0516/17 granted for Construction of a four 4 unit Seniors Living development with basement car parking landscaping and strata subdivision

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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0195
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Adam Alamein
Land to be developed (Address):	Lot 1 DP 1252335 , 701 Barrenjoey Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0516/17 granted for Construction of a four 4 unit Seniors Living development with basement car parking landscaping and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	19/10/2020
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition B13 of Consent N0516/17 to read as follows:

All utility services including power supply and communications cables specifically to service the development and not being a part of the public infrastructure are to be placed and/or relocated underground within the boundaries of the development site.

Reason: Provision of utility services in a manner that facilitates the future underground provision of cable services.

Important Information

This letter should therefore be read in conjunction with N0516/17 dated 6 July 2018
Mod2019/0072 dated 12 June 2019
Mod2019/0211 dated 16 August 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 Kelsey Wilkes, Planner

Date 19/10/2020