

8 May 2025

725 Pittwater Road,
Dee Why NSW 2099

**RE: 50 LAWRENCE STREET, FRESHWATER (DA2021/0744)
SECTION 4.55(1) - MODIFICATIONS INVOLVING MINOR ERROR,
MISDESCRIPTION OR MISCALCULATION**

A section 4.55(1) modification application is lodged to delete condition 61 of the approved consent (DA2021/0744) which related to the construction of a shop top housing development.

The application did not seek consent for strata subdivision and the development will remain in single ownership on a deposit plan. Condition 61 of the consent relates to strata subdivision and states that:

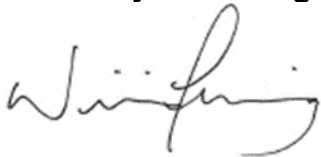
*61. **Strata Management Statement** - The Strata Management Statement must specifically list the stormwater treatment measures that will be maintained under strata title.*

Details demonstrating compliance shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: To ensure maintenance of all stormwater management assets and protection of the receiving environment.

Given that no consent was sought for the strata subdivision of the development it is considered that this condition was included in error and warrants being deleted via section 4.55(1) of the Environmental Planning & Assessment Act 1979.

Boston Blyth Fleming Pty Limited



William Fleming
BS, MPLAN
Director