

26 June 2020

Antony Mattox
PO Box 19
PALM BEACH NSW 2108

Dear Sir/Madam

Application Number: Mod2020/0164
Address: Lot 10 DP 1207743 , 1110 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent N0482/98 granted for subdivision of six lots into five lots comprising two commercial and three residential allotments in two stages

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,



Kent Bull
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0164
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Antony Mattox
Land to be developed (Address):	Lot 10 DP 1207743 , 1110 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent N0482/98 granted for subdivision of six lots into five lots comprising two commercial and three residential allotments in two stages

DETERMINATION - APPROVED

Made on (Date)	26/06/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Amend Stage 2 Condition A.iv to read as follows:

The development is to be carried out generally in accordance with Plans numbered PB-DA-01-1, PB-DA-02-1, PB-DA-03-1, PB-DA-01B-1, 06A-1 and 06B-1, dated 1 August 2012, prepared by the Palm Beach Corporation Pty Ltd, as amended in red or as modified by any condition of consent and as amended by Plan 20688DP_D_5, dated 16 June 2020 prepared by Adam Clerke, Surveyor.

Reason: To ensure the resultant development is carried out in accordance with the determination of Council and approved plans.

B. Add Condition "Compliance with Other Department, Authority or Service Requirements" under heading K. GENERAL ADVICE to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Ref
Ausgrid	Response

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Important Information

This letter should therefore be read in conjunction with N0482/98 dated 21 April 1999, N0482/98/S96/1 dated 2 April 2013, and Mod2019/0335 dated 3 September 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 Kent Bull, Planner

Date 26/06/2020