

17 February 2020



New South Homes
20/7 Sefton Road
THORNLEIGH NSW 2120

Dear Sir/Madam

Application Number: Mod2020/0044
Address: Lot 30 DP 271139 , 20 Bubalo Street, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent DA2019/0770 granted for construction of a dwelling house

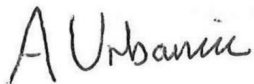
Please find attached the Notice of Determination for the above mentioned Application.

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,



Adam Urbancic
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0044
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	New South Homes
Land to be developed (Address):	Lot 30 DP 271139 , 20 Bubalo Street WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent DA2019/0770 granted for construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	17/02/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition No. 11 'Restriction on the Use of Land - Building Footprint ' as copied below:

The Restriction on the Use of Land and accompanying Section 88B Instrument burdening Lot 30 are to be amended to restrict building on Lot 30 to the building area shown on the approved plans under DA2019/0770.

Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure consistency with the approved plans.

Important Information

This letter should therefore be read in conjunction with DA2019/0770, dated 24 January 2020.

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

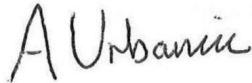
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination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

Date 17/02/2020