

19 April 2023



The Trustee For Lightning Property Developments Unit Trust
PO Box 5144
ELANORA HEIGHTS NSW 2101

Dear Sir/Madam

Application Number: Mod2023/0040
Address: Lot 2 DP 528120 , 51 Kalang Road, ELANORA HEIGHTS NSW 2101
Proposed Development: Modification of Development Consent DA2021/1426 granted for Demolition works and construction of a shop top housing development

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 Susko
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0040
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	The Trustee For Lightning Property Developments Unit Trust
Land to be developed (Address):	Lot 2 DP 528120 , 51 Kalang Road ELANORA HEIGHTS NSW 2101
Proposed Development:	Modification of Development Consent DA2021/1426 granted for Demolition works and construction of a shop top housing development

DETERMINATION - APPROVED

Made on (Date)	19/04/2023
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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
S455-01 A - Roof and Site Plan	1 February 2023	Fortey + Grant Architecture
S455-06 A - Basement Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-07 A - Ground Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-08 A - First Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-09 A - Second Floor Plan	1 February 2023	Fortey + Grant Architecture
S455-10 A - North Elevation	1 February 2023	Fortey + Grant Architecture
S455-11 A - South Elevation	1 February 2023	Fortey + Grant Architecture
S455-12 A - East Elevation	1 February 2023	Fortey + Grant Architecture
S455-13 A - West Elevation	1 February 2023	Fortey + Grant Architecture
S455-14 A - Section	1 February 2023	Fortey + Grant Architecture
S455-15 A - Section	1 February 2023	Fortey + Grant Architecture

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Investigation (ref: 2021031-R2)	25 October 2022	Willows Engineering

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

Important Information

This letter should therefore be read in conjunction with DA2021/1426 dated 1 June 2022.

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 must be lodged on the NSW Planning portal within 28 days 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 Susko, Principal Planner

Date 19/04/2023