

22 February 2022



Karimbla Constructions Services (NSW) Pty Ltd
Level 11 528 Kent Street
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2021/0654
Address: Lot 25 DP 5464 , 2 Macpherson Street, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent DA2019/0887 granted for subdivision of land into 24 community title lots comprising 22 residential lots and 2 residue lots

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,



Tony Collier, Acting Development Assessment Manager

NOTICE OF DETERMINATION

Application Number:	Mod2021/0654
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Karimbla Constructions Services (NSW) Pty Ltd
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent DA2019/0887 granted for subdivision of land into 24 community title lots comprising 22 residential lots and 2 residue lots

DETERMINATION - APPROVED

Made on (Date)	09/02/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.2A - 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
DA000 Rev C Coversheet	20.12.2021	Meriton
DA001 Rev E Building Envelope	20.12.2021	Meriton
DA002 Rev E Driveway and Garage Locations	20.12.2021	Meriton
DA003 Rev E Private Open Space	20.12.2021	Meriton
DA004 Rev E Setbacks	20.12.2021	Meriton
DA005 Rev E Indicative Elevation	20.12.2021	Meriton

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

d) The development is to be undertaken generally in accordance with the following:

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

B. Modify Condition 8 - Amendments to the approved plans to read as follows:

(a) The sewer service line shown on Drawing reference C070 Rev E (Service and Utilities Coordinate Plan) prepared by AT&L dated 30 January 2020 shall not traverse private property.

(b) The garage doors to Lots 4-11 and 14-21 shall be limited to a maximum of 40% of the lot width.

(c) There shall no windows along the garage zone portion of the dwellings which have a zero setback to Lots 4-11 and 14-21

Reason: To ensure that the garages and hardstand do not dominate the streetscape and to protect neighbouring amenity.

C. Add Condition 49 - Fire Safety Certificate

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and Fire and Rescue NSW.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Occupation Certificate (or where applicable, relating to the part of the building, being the subject of this Consent).

Each year the Owners must send to the Council and Fire and Rescue NSW, an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

Important Information

This letter should therefore be read in conjunction with DA2019/0887 dated 28 July 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 must be submitted to Council 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 **Tony Collier, Acting Development Assessment Manager**

Date 09/02/2022