

3 May 2023



Lawrence Street Nominees Pty Ltd
1 / 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2023/0200
Address: Lot 1 DP 571975 , 50 Lawrence Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2021/0744 granted for Demolition works and construction of shop top housing

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,



Grace Facer
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0200
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lawrence Street Nominees Pty Ltd
Land to be developed (Address):	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2021/0744 granted for Demolition works and construction of shop top housing

DETERMINATION - APPROVED

Made on (Date)	02/05/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No.85 - Parking to read as follows:

The development is to maintain the following parking allocation for the life of the development:

- 12 x residential parking spaces marked with the number of the respective unit,
- 1 x residential visitor space marked "visitor",
- 4 x retail parking spaces marked "retail",
- 1 x service bay marked "service vehicles only".

All spaces must be line-marked and identified accordingly.

Where a stacked parking arrangement is proposed, both spaces must be allocated to the same Lot.

Manoeuvring areas must be kept clear of obstructions at all times. Vehicles must not be required to queue on public roads at any time.

Reason: To ensure the appropriate management of parking on site.

Important Information

This letter should therefore be read in conjunction with DA2021/0744 dated 1 December 2021.

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 Grace Facer, Planner

Date 02/05/2023