

16 September 2020

Marker Architecture & Design Pty Ltd
111 Flinders Street
SURRY HILLS NSW 2010

Dear Sir/Madam

Application Number: Mod2020/0343
Address: Lot 2 DP 221631 , 78 Hudson Parade, CLAREVILLE NSW 2107
Proposed Development: Modification of Development Consent DA2019/0152 for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0343
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Marker Architecture & Design Pty Ltd
Land to be developed (Address):	Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0152 for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

DETERMINATION - APPROVED

Made on (Date)	16/09/2020
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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
S4.55 01 (Rev 04) - Proposed Roof Plan	23 July 2020	Marker Architecture & Design
S4.55 02 (Rev 04) - Proposed First Floor Plan (East)	23 July 2020	Marker Architecture & Design
S4.55 03 (Rev 04) - Proposed North Elevation	23 July 2020	Marker Architecture & Design
S4.55 04 (Rev 04) - Proposed South Elevation	23 July 2020	Marker Architecture & Design
S4.55 05 (Rev 04) - Schedule of Colours and Materials	23 July 2020	Marker Architecture & Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate no. 970616S_02	23 July 2020	Marker Architecture & Design

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
LMP 01 (Rev A) - Landscape Master Plan for S4.55	4 June 2020	Landart.

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 DA2019/0152 dated 23 August 2019 and Mod2020/0337 dated 21 August 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 Kelsey Wilkes, Planner

Date 16/09/2020