

28 April 2021



Platform Architects Pty Ltd  
503 / 39 East Esplanade  
MANLY NSW 2095

Dear Sir/Madam

**Application Number:** Mod2021/0053  
**Address:** Lot 1 DP 172127 , 52 Lauderdale Avenue, FAIRLIGHT NSW 2094  
**Proposed Development:** Modification of Development Consent DA2019/0509 granted for demolition works, subdivision of one lot into two and construction of two semi-detached dwellings

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Catriona Shirley  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0053
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Platform Architects Pty Ltd
<b>Land to be developed (Address):</b>	Lot 1 DP 172127 , 52 Lauderdale Avenue FAIRLIGHT NSW 2094
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0509 granted for demolition works, subdivision of one lot into two and construction of two semi-detached dwellings

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	27/04/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Calculations A0.02	13/01/2021	Platform Architects
Mezzanine Floor Plan A1.01	13/01/2021	Platform Architects
Undercroft Floor Plan A1.02	13/01/2021	Platform Architects
South Elevation A2.01	13/01/2021	Platform Architects
West Elevation A2.02	13/01/2021	Platform Architects
North Elevation A2.03	13/01/2021	Platform Architects
East Elevation A2.04	13/01/2021	Platform Architects
Section AA A3.01	13/01/2021	Platform Architects
Section BB A3.02	13/01/2021	Platform Architects
Section CC A3.03	13/01/2021	Platform Architects
Section DD A3.04	13/01/2021	Platform Architects
Driveway A5.03	13/01/2021	Platform Architects

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 DA2019/0509 dated 9 October 2019 and MOD2019/0584 dated 10 January 2020 and MOD2019/0585 dated 14 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



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Name Catriona Shirley, Planner

Date 27/04/2021