

18 October 2021



Cradle Design
Shop 1 316 Sydney Road
BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2021/0515
Address: Lot 12 DP 867302 , 79 B Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2020/0470 granted for alterations and additions to a dual occupancy and strata subdivision

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,



Claire Ryan
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0515
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Cradle Design
Land to be developed (Address):	Lot 12 DP 867302 , 79 B Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2020/0470 granted for alterations and additions to a dual occupancy and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	18/10/2021
-----------------------	------------

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
DA01 Site Analysis Plan Revision B	10 May 2021	Cradle Design
DA03 Ground Floor Plan - Proposed Revision B	10 May 2021	Cradle Design
DA04 First Floor Plan - Option D Revision B	10 May 2021	Cradle Design
DA05 Roof Plan, Drainage, Site Management & Erosion Control Strategy	10 May 2021	Cradle Design
DA06 North & South Elevations Revision B	10 May 2021	Cradle Design
DA07 East Elevation	10 May 2021	Cradle Design
DA08 West Elevation	10 May 2021	Cradle Design
DA10 Proposed Strata Plans	10 May 2021	Cradle Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Review Letter AG20172C	21 June 2021	Ascent Geotechnical Consulting

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.

B. Delete Condition 3 No Approval for "Existing Studio" as follows:

DELETED

C. Delete Condition 17 Subdivision Plan as follows:

DELETED

D. Add Condition 14A Geotechnical Issues to read as follows:

In accordance with 'S4.55 Geotechnical Review Letter' (AG20172C), prepared by Ascent Geotechnical Consulting Pty Ltd dated 21 June 2021, the recommendations outlined in Table 2 of the Preliminary Geotechnical Assessment (AG20172) dated 23 July 2020 remain relevant and applicable. As such these recommendations are to be complied with and adhered to throughout development.

Reason: To ensure all works (i.e. footings) are undertaken in an appropriate manner and structurally sound.

E. Add Condition 14B Design Impact on Coastal Processes and Public/Private Amenity to read as follows:

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact the coastal process and public/private land.

Important Information

This letter should therefore be read in conjunction with DA2020/0470 dated 2 September 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 Claire Ryan, Principal Planner

Date 18/10/2021