

NORTHERN BEACHES COUNCIL

24 August 2017



Linker Surveying Pty Ltd
Po Box 1807
STRAWBERRY HILLS NSW NSW 2012

Dear Sir/Madam

Application Number: Mod2017/0148
Address: Lot 1 DP 830423 , 22 - 26 Albert Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2016/0874 granted for Stratum Subdivision of 1 lot into 5 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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Lashta Haidari
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0148
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Linker Surveying Pty Ltd
Land to be developed (Address):	Lot 1 DP 830423 , 22 - 26 Albert Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2016/0874 granted for Stratum Subdivision of 1 lot into 5 lots

DETERMINATION - APPROVED

Made on (Date)	24/08/2017
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The request to modify the above-mentioned Development Consent has been approved as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

A. Delete Condition <10 - Release of Subdivision Certificate> which read as follows:

To enable the lodgement of the final plan at the NSW Land and Property Information Department the Subdivision Certificate shall not be issued until the Final Occupation Certificate for the approved development.

Reason: To ensure that the plans relate to approved development. (DACENH23)

B. Add New Condition < 10 - Registered Surveyor's Certificate> to read as follows:

A certificate is required from a Registered Surveyor to be submitted prior to the issue of the subdivision certificate certifying that all walls, slabs and services that form the approved boundaries and easements have been constructed. An identification survey plans of all structures including services plans over the final plan of subdivision prepared by a registered surveyor shall be submitted to Council.

Reason: Legislative Requirement

Important Information

This letter should therefore be read in conjunction with DA2016/0874, dated 8 November 2017 .

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.

Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not

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satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Lashta Haidari, Principal Planner

Date 24/08/2017