

15 January 2020



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

Dear Sir/Madam

Application Number: Mod2019/0585
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 semidetached 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

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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0585
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Platform Architects Pty Ltd
Land to be developed (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 semidetached dwellings

DETERMINATION - APPROVED

Made on (Date)	14/01/2020
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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
A1.00/ Basement Floor Plan/ Revision S4.55	29 October 2019	Platform architects
A1.01/ Mezzanine Floor Plan/ Revision S4.55	29 October 2019	Platform architects
A1.02/ Undercroft Floor Plan/ Revision S4.55	29 October 2019	Platform architects
A1.03/ Ground Floor Plan/ Revision S4.55	29 October 2019	Platform architects
A1.04/ First Floor Plan/ Revision S4.55	29 October 2019	Platform architects
A1.05/ Second Floor Plan/ Revision S4.55	29 October 2019	Platform architects
A1.06/ Roof/Site Plan/ Revision S4.55	29 October 2019	Platform architects
A2.01/ South Elevation/ Revision S4.55	29 October 2019	Platform architects
A2.02/ West Elevation/ Revision S4.55	29 October 2019	Platform architects
A2.03/ North Elevation/ Revision S4.55	29 October 2019	Platform architects
A2.04/ East Elevation/ Revision S4.55	29 October 2019	Platform architects
A3.01/ Section AA/ Revision S4.55	29 October 2019	Platform architects
A3.02/ Section BB/ Revision S4.55	29 October 2019	Platform architects

A5.03/ Driveway Elevation/ Revision S4.55	29 October 2019	Platform architects
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b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Site Plan/ Landscape Calculations/ Issue F	8 November 2019	Paul Scrivener
Landscape Planting Plan/ Issue F	8 November 2019	Paul Scrivener

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.

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 Maxwell Duncan, Planner



northern
beaches
council

Date

14/01/2020