

18 December 2019



Humel Architects Pty Ltd
Po Box 1666
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2019/0518
Address: Lot 12 DP 1229780 , 18 Howard Avenue, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2017/0318 granted for Demolition works and construction of a shop top housing development

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,



Kevin Short
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0518
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Humel Architects Pty Ltd
Land to be developed (Address):	Lot 12 DP 1229780 , 18 Howard Avenue DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2017/0318 granted for Demolition works and construction of a shop top housing development

DETERMINATION - APPROVED

Made on (Date)	18/12/2019
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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
DA04	REV D 25.10.2019	Humel 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 DA2017/0318 dated 8/11/2017, MOD2018/0036 dated 15/08/2018, MOD2028/0528 dated 4/02/2019 and MOD2018/0710 dated 29/03/2019.

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 Kevin Short, Planner

Date 18/12/2019