

29 May 2020



Rawson Homes Pty Ltd
Po Box 3099
RHODES NSW 2138

Dear Sir/Madam

Application Number: Mod2020/0220
Address: Lot 27 DP 271139 , 14 Bubalo Street, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent DA2020/0027 granted for construction of a dwelling house

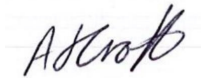
Please find attached the Notice of Determination for the above mentioned Application.

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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0220
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rawson Homes Pty Ltd
Land to be developed (Address):	Lot 27 DP 271139 , 14 Bubalo Street WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent DA2020/0027 granted for construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	29/05/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No. 12 Front building line to read as follows:

12. Front building line

The front building line of the proposed dwelling is to be increased to 6.54m by either:

- i) reducing the length of the dwelling; or
- ii) moving the footprint of the dwelling towards the rear or the site.

No part of the dwelling or garage is permitted to extend forward of the approved building footprint for the site delineated 'BE'.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To ensure compliance with the Restriction of Use of Land and accompanying Section 88B Instrument for DP 271139.

Important Information

This letter should therefore be read in conjunction with DA2020/0027 - Approved 23 March 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



Name Adam Croft, Planner

Date 29/05/2020