

9 February 2021



Group Architects
Suite 3.09, 55 Miller Street
PYRMONT NSW 2009

Dear Sir/Madam

Application Number: Mod2020/0610
Address: Lot 11 DP 1216827 , 49 Lauderdale Avenue, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2018/0880 granted for construction of a dwelling house and a secondary dwelling

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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0610
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Group Architects
Land to be developed (Address):	Lot 11 DP 1216827 , 49 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2018/0880 granted for construction of a dwelling house and a secondary dwelling

DETERMINATION - REFUSED

Made on (Date)	09/02/2021
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Reasons for Refusal:

1. Pursuant to Section 4.55(1) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of the Environmental Planning and Assessment Act 1979

Important Information

This letter should therefore be read in conjunction with DA2018/0880 and MOD2019/0378.

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 Thomas Prosser, Planner

Date 09/02/2021