

22 February 2022



Group Architects
Suite 3.09 55 Miller Street
PYRMONT NSW 2009

Dear Sir/Madam

Application Number: Mod2021/1002
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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/1002
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 - APPROVED

Made on (Date)	21/02/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
Site Plan - Drawing No.2018-050-A01, Rev H	December 2021	Brenchley Architects
First Floor Plan - Drawing No.2018-050-A03, Rev H	December 2021	Brenchley Architects
Ground Floor Plan - Drawing No.2018-050-A02, Rev H	December 2021	Brenchley Architects
Elevations (West & East) - Drawing No.2018-050-A04, Rev H	December 2021	Brenchley Architects
Elevations (Lauderdale Ave & South) - Drawing No.2018-050-A05, Rev H	December 2021	Brenchley Architects
Section 1-1 - Drawing No.2018-050-A06, Rev H	December 2021	Brenchley Architects
Section 2-2 - Drawing No.2018-050-A07, Rev H	December 2021	Brenchley Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) 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.

B. Delete Condition 9 - Development Contribution - Residential to read as follows:

A contribution is to be paid for the provision of or increase the demand for public amenities and public services as a consequence of the development in the area. The total contribution for this development of is \$20,000.00, being \$20,000.00 per additional dwelling. This contribution shall be paid to Council prior to the release of the Construction Certificate.

Reason: To enable the provision of public amenities and services required/anticipated as a consequence of increased demand resulting from the development.

C. Modify Condition 47 - Use of the site to read as follows:

The site is to have a principal dwelling only. No consent is given to any other use for the site prior to a separate approval.

Reason: To ensure the site is used for one (1) principal dwelling only under this consent.
(DACPLGOG1)

Important Information

This letter should therefore be read in conjunction with DA2018/0880 dated 25 March 2020, MOD2019/0378 dated 5 February 2020, and MOD2020/0702 dated 5 February 2021.

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 must be submitted to Council within 28 days 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

A handwritten signature in cursive script, appearing to read 'Gelder', positioned above a horizontal line.

Name

Stephanie Gelder, Planner

Date

21/02/2022