

9 November 2020



Future World Design Pty Ltd
52 Palmgrove Road
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2020/0445
Address: Lot 449 DP 16902 , 52 Palmgrove Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0092/14 granted for demolition of the existing dwelling and the construction of an attached dual occupancy

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,



Jordan Davies
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0445
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Future World Design Pty Ltd
Land to be developed (Address):	Lot 449 DP 16902 , 52 Palmgrove Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0092/14 granted for demolition of the existing dwelling and the construction of an attached dual occupancy

DETERMINATION - APPROVED

Made on (Date)	09/11/2020
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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
A100 CC Rev F	22/10/2020	Future World Design

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.

B. Modify Condition E6 to read as follows:

An easement to drain water over the title of the land in favour of Council, under Section 88B or transfer of Granting of Easement of the Conveyance Act. The drainage easement shall be 2.5 metres wide (outside of the building envelope) and 1.8 metres wide adjacent to the building generally in accordance with plans drawn by Future World Design Site Plan Sheet A100 CC Rev F easement adj dated 22.10.2020. The proposed drainage easement shall be centrally located over the existing Council's stormwater pipe. Evidence of the lodgement of the easement and proof of registration with the Land Registry Services is to be provided to the principal Certifying authority prior to issue of the Occupation

Certificate.

Important Information

This letter should therefore be read in conjunction with N0092/14 dated 30 October 2014 and N0092/14/S96/1 dated 29 October 2015.

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 Jordan Davies, Planner

Date 09/11/2020