

Attachment 4

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
DA201 - Subdivision Plan (Issue D)	23/10/2019	PA Studio
DA301 - Basement and Lower Floor Plan (Issue D)	23/10/2019	PA Studio
DA302 - Ground Floor Plan I (Issue D)	23/10/2019	PA Studio
DA303 - Levels 1 & 2 Floor Plans (Issue D)	23/10/2019	PA Studio
DA304 - Levels 3 & 4 Floor Plans (Issue D)	23/10/2019	PA Studio
DA305 - Levels 5 & Roof Plans (Issue D)	23/10/2019	PA Studio
DA401 - Sections (Issue D)	23/10/2019	PA Studio
DA501 - North Elevation (Issue D)	23/10/2019	PA Studio
DA502 - West Elevation (Issue D)	23/10/2019	PA Studio
DA503 -South Elevation (Issue D)	23/10/2019	PA Studio
DA504 - East Elevation (Issue D)	23/10/2019	PA Studio
DA601 - Materials Plan (Issue D)	23/10/2019	PA Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Economic Multiplier Report	19/12/2019	HillPDA
Traffic and Parking Assessment Report	16/12/2019	Varga Traffic Planning Pty Ltd
Bushfire Letter (Ref: B172929)	13/12/2019	Australian Bushfire Protection Planners Pty Ltd

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Modify Condition 2 - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
RFS	D19/1347	15/03/2019
RMS	SYD17/00985/03	18/04/2019
RFS	DA-2018-02401-S4.55-1	23/03/2020

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on

Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Add Additional condition No. 79 (Easement for Services) to read:

The Applicant shall create an easement for services (under the provisions of Section 88B of the Conveyancing Act) on the final Plan of Subdivision, to accompany the Section 88B instrument to ensure all utility service are located within the appropriate easements(s).

Details demonstrating compliance are to be submitted to the Principal Certifying Authority to the issue of the Subdivision Certificate.

Reason: Council's Subdivision standards and statutory requirements of the Conveyancing Act 1919.