

15 July 2019



Elizabeth Mary McKinnon , Leonard McKinnon
C/- Mark Hurcum Design Practice L2 271 Alfred Street North
NORTH SYDNEY NSW 2060

Dear Sir/Madam

Application Number: Mod2019/0317
Address: Lot 4 DP 210149 , 146 Whale Beach Road, WHALE BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2018/0993 granted for demolition works and construction of a dwelling house including swimming pool

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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0317
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Elizabeth Mary McKinnon Leonard McKinnon
Land to be developed (Address):	Lot 4 DP 210149 , 146 Whale Beach Road WHALE BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2018/0993 granted for demolition works and construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	15/07/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition 13A - Pre-Commencement Dilapidation Report to read as follows:

A Pre-Commencement Dilapidation Report of adjacent buildings (Nos.144 and 148 Whale Beach Road, Whale Beach) must be conducted prior to any site work.

The Pre-Commencement Dilapidation Report must clearly detail the condition of all the adjoining properties, infrastructure, natural and manmade features within the likely "zone of influence" of any excavation or construction induced vibration.

A copy of the Pre-Commencement Dilapidation Report must be provided to Council, any other owners of public infrastructure, the owners of adjoining and affected private properties and the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure security against possible damage to Council and private property.

B. Modify Condition 25 - Post-Construction Dilapidation Report to read as follows:

A Post-Construction Dilapidation Report of adjacent buildings (Nos.144 and 148 Whale Beach Road, Whale Beach) must be conducted prior to the issue of the Occupation Certificate.

The Post-Construction Dilapidation Report must clearly detail the final condition of all the adjoining properties, infrastructure, natural and manmade features that were originally recorded in the Pre-Commencement Dilapidation Report.

A copy of the Post-Construction Dilapidation Report must be provided to Council, any other owners of public infrastructure, the owners of adjoining and affected private properties and the Certifying Authority

prior to the issue of the Occupation Certificate.

Reason: To ensure security against possible damage to Council and private property.

Important Information

This letter should therefore be read in conjunction with DA2018/0993 dated 15 November 2018.

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 Catriona Shirley, Planner

Date 15/07/2019