

7 August 2018

Realm Building & Project Management Pty Ltd
7 Binalong Avenue
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application No: DA2018/0221

Address: 9 Horning Parade MANLY VALE

Description: Additions and Alterations to an existing dwelling including the construction of a Swimming Pool

Please be advised that Council has considered the documents received on 27 July 2018 with regard to your Development Application determined by Deferred Commencement, under Section 4.16(3) of the Environmental, Planning & Assessment Act 1979.

As you are aware, the commencement of this Consent required the following condition to be addressed prior to the Consent becoming operative.

"An approved Building Certificate must be issued for the retaining walls, excavation, landfill and landscaping works located in the rear of the site, as indicated on the following plans:

- *DA1003 - Site Plan | Dated 13 February 2018 by Rapid Plans; and*
- *DA1010 - Landscape Plan | Dated 13 February 2018 by Rapid Plans; and*
- *DA3001 - Section Pool 1, Section Pool 2 | Dated 13 February 2018 by Rapid Plans; and*
- *DA4001 - North Elevation, East Elevation | Dated 13 February 2018 by Rapid Plans; and*
- *DA4002 - South Elevation, West Elevation | Dated 13 February 2018 by Rapid Plans.*

Evidence required to satisfy these conditions must be submitted to Council within five (5) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000. (DACE0A01)

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within five (5) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000."



On 27 July 2018 the applicant provided confirmation of the approval of a Building Certificate BC2018/0050 which was issued by Council on 28 June 2018. The Building Certificate complies with the above requirement.

Conclusion

As a result it is considered that all deferred commencement matters have been complied with, and that an operational development consent be issued.

RECOMMENDATION

THAT Council, as the consent authority, advise the applicant that all matters stipulated under the Deferred Commencement Condition issued under DA2018/0221 for Additions and Alterations to an existing dwelling including the construction of a Swimming Pool on land at 9 Horning Parade MANLY VALE have been satisfied and the Development Consent is now operational.

Council wishes to advise that the documents received on 27 July 2018 satisfy the requirements of Condition of Consent (Deferred Commencement) DA2018/0221.

Please be advised that Consent No. DA2018/0221 will operate from the 3 August 2018 and will lapse on 3 August 2023.

Details of development applications are available online, to access this facility please visit Application Search at www.northernbeaches.nsw.gov.au.

Should you require any further information on this matter, please contact Julie Edwards between the hours of 8.30am and 5.00pm, Monday to Friday on telephone number 1300 434 434.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Julie Edwards'.

Julie Edwards
Planner, Development Assessment