

21 September 2020

Timothy Alan Fussell
C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2020/0446
Address: Lot 28 DP 233779 , 4 Yachtsmans Paradise, NEWPORT NSW 2106
Proposed Development: Modification of Development Consent DA2019/0749 granted for Alterations and additions to a dwelling house including a 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,



Megan Surtees
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0446
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Timothy Alan Fussell
Land to be developed (Address):	Lot 28 DP 233779 , 4 Yachtsmans Paradise NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent DA2019/0749 granted for Alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	21/09/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition 11. Post-Construction Dilapidation Survey to read as follows:

B. Add Condition 24a Post-Construction Dilapidation Survey to read as follows:

24a Post-Construction Dilapidation Survey

A Post-Construction Dilapidation Survey of Council's Stormwater Assets is to be prepared by a suitably qualified person in accordance with Council's Guidelines for Preparing a Dilapidation Survey of Council Stormwater Asset in order to determine if the asset has been damaged by the works.

Council's Guidelines are available at:

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/generalinformation/engineeringsp>

The Post-Construction Dilapidation Report must be submitted to Council for review and Council's acceptance of the report issued to the Principal Certifying Authority prior to the issue of the Occupation Certificate. Any damage to Council's stormwater asset is to be rectified in accordance with Council's technical specifications prior to the release of the security bond.

Reason: Protection of Council's Infrastructure.

Important Information

This letter should therefore be read in conjunction with DA2019/0749.

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 Megan Surtees, Planner

Date 21/09/2020