

8 May 2019



Ashley Dray C/- Metricon Homes Pty Ltd , Yanbin Liu , Yanting Zhang
PO Box 7510
BAULKHAM HILLS BC NSW 2153

Dear Sir/Madam

Application Number: Mod2019/0190
Address: Lot 3 DP 1818 , 59 Toronto Avenue, CROMER NSW 2099
Proposed Development: Modification of Development Consent DA2019/0198 granted for construction of a dwelling house

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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0190
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Ashley Dray C/- Metricon Homes Pty Ltd Yanbin Liu Yanting Zhang
Land to be developed (Address):	Lot 3 DP 1818 , 59 Toronto Avenue CROMER NSW 2099
Proposed Development:	Modification of Development Consent DA2019/0198 granted for construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	08/05/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

Add Condition:

Prior to Construction Certificate - Stormwater Disposal to read as follows:

Engineering Plans certified by an appropriately qualified practicing Civil Engineer, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. Stormwater shall be conveyed from the site to Toronto Avenue.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

Add Condition:

Prior to Construction Certificate - Vehicle Crossings Application

A Driveway Levels and Formwork Inspections Application shall be made with Council subject to the payment of the fee in accordance with Council's Fee's and Charges. The fee includes all Council inspections relating to the driveway construction and must be paid.

Approval of the application by Council is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

Add Condition:

Prior to Commencement - Public Liability Insurance

Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20million in relation to the occupation of, and approved works within Council's road reserve or public land, as approved in this consent. The Policy is to note, and provide protection for Northern Beaches Council, as an interested party and a copy of the Policy must be submitted to Council prior to the commencement of the works. The policy must be valid for the entire period that the works are being undertaken on public land.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land.

Add Condition: During works - Vehicle Crossings

The provision of one vehicle crossing 3 meters wide in accordance with Northern Beaches Council Drawing No A4-3330/6 MH and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

Add Condition: During works - Road Reserve

The public footways and roadways adjacent to the site shall be maintained in a safe condition at all times during the course of the work.

Reason: Public Safety.

Add Condition: Prior to Occupation Certificate – Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

Important Information

This letter should therefore be read in conjunction with DA2019/0198 dated 16 April 2019.

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.

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.

Right to Review by the Council

You may request the Council to review the determination of the application under Division 8.2 of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Kelsey Wilkes, Planner

Date 08/05/2019