

24 July 2019



William Lachlan Ian Macdonald , Franca Macdonald
C/- Vaughan Milligan Development Consulting Pty Ltd PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2019/0206
Address: Lot 55 DP 24563 , 122 Riverview Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2017/1369 granted for subdivision of one lot into two, demolition of existing garages and construction of a new dwelling and a carport

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,



Julie Edwards
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0206
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	William Lachlan Ian Macdonald Franca Macdonald
Land to be developed (Address):	Lot 55 DP 24563 , 122 Riverview Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2017/1369 granted for subdivision of one lot into two, demolition of existing garages and construction of a new dwelling and a carport

DETERMINATION - APPROVED

Made on (Date)	24/07/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition 17A. Staged Construction, to read as follows:

"17A. Staged Construction

A separate Construction Certificate may be issued for the physical works necessary to facilitate the subdivision of one lot into two, as detailed in Conditions 34-45 of the Notice of Determination.

A Construction Certificate for the construction of the new dwelling and carport must not be issued until the subdivision of the land is completed through the issue of the Subdivision Certificate and evidence of the registration of the Plan of Subdivision with *NSW Land Registry Services* is provided to the Certifying Authority.

Reason: To allow for the staging of the works."

Important Information

This letter should therefore be read in conjunction with DA2017/1369 dated 10 January 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.

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 Julie Edwards, Planner

Date 24/07/2019