

7 November 2021



Vaughan Patrick Milligan
PO Box 49
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2021/0638
Address: Lot 12 DP 1105469 , 12 Montpelier Place, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2020/0148 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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0638
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Vaughan Patrick Milligan
Land to be developed (Address):	Lot 12 DP 1105469 , 12 Montpelier Place MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2020/0148 for Alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	05/11/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA02 Proposed Plans - Lower Ground and Ground	Rev. B, 19 October 2021	Ilario Cortese Architects
DA03 Proposed Plans - First and Roof / Site	Rev. B, 19 October 2021	Ilario Cortese Architects
DA04 Proposed Elevations	Rev. B, 19 October 2021	Ilario Cortese Architects
DA05 Proposed Sections	Rev. B, 19 October 2021	Ilario Cortese Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A368962_04	9 August 2021	Efficient Living Pty Ltd

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans

Drawing No.	Dated	Prepared By
Landscape Site Plan	Rev. J, 26 May 2021	Vale Green Life

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Add Condition 19A. Pool Fencing to read as follows:

19A. Pool Fencing

The proposed pool fencing is to be located inside the western boundary of the site and is to be separate from the western boundary fence.

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

Reason: To minimise the visual impact of the development.

Important Information

This letter should therefore be read in conjunction with DA2020/0148 and Mod2020/0667.

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

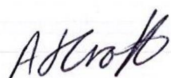
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be submitted to Council within 28 days of this determination, to enable the assessment and determination 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 Adam Croft, Planner

Date 05/11/2021

