

26 May 2022



Modum Pty Ltd
Po Box 339
FIVE DOCK NSW 2046

Dear Sir/Madam

Application Number: Mod2022/0267
Address: Lot 1 DP 550821 , 265 Sydney Road, FAIRLIGHT NSW 2094
Lot 2 DP 550821 , 263 Sydney Road, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2021/2509 granted for
Alterations and additions to a semi-detached dwelling

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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0267
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Modum Pty Ltd
Land to be developed (Address):	Lot 1 DP 550821 , 265 Sydney Road FAIRLIGHT NSW 2094 Lot 2 DP 550821 , 263 Sydney Road FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2021/2509 granted for Alterations and additions to a semi-detached dwelling

DETERMINATION - APPROVED

Made on (Date)	26/05/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No. 6 to read as follows:

6. Stormwater Drainage Disposal

Engineering Plans certified by an appropriately qualified and 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 via the existing internal system to the Sydney Road kerb inlet.

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

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

B. Modify Condition No. 17 to read as follows:

17. Stormwater Drainage Disposal Certification

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.

Note: The following Standards and Codes applied at the time of determination:

(a) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003 - Plumbing and drainage - Stormwater

drainage

(b) Australian/New Zealand Standard **AS/NZS 3500.3** - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage

(c) National Plumbing and Drainage Code.

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 DA2021/2509 dated 4 March 2022.

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 lodged on the NSW Planning portal 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 Thomas Burns, Planner

Date 26/05/2022