

25. 12. 2023

S4.55 (1) Modification, Northern Beaches Council

Application Number: **DA2023/0422**

Address: **Lot 113 DP 6937, 91 Florida Road Palm Beach**

Proposed Development: **Alteration and Additions to a Dwelling House**

Notice of Determination: **15 November 2023**

I request amendment to the Conditions of Determination and written confirmation from council for submission to the Certifier (Form Building Certifiers) that the following conditions had been included in error and are not applicable.

The approved DA2023/0422 was amended to excluded the proposed extensions of the public lane, Liverston Lane, with carport / studio and inclinor.

The approved stamped plans which are for alterations to the existing house and a small 3 room addition below the house, is not near any council pipeline, easement or infrastructure and has no infrastructure works on council's roadway. therefore Condition 16 and 21 are not required.

Condition 16. Structures adjacent to Council pipeline or Council easement. *The approved Development is in front of the existing dwelling and is not adjacent to any boundary, easement or council pipeline.*

Condition 21. Submission Roads Act Application for Civil Works in the Public Road. *The Approved Development does not include any application for new infrastructure development works within the road reserve or Council's roadway.*

The stamped plans show that the OSD is connected into the existing stormwater line that discharges into Florida Road gutter, therefore no works is proposed to council's stormwater assets and Condition 25 Pre construction and 54 Post construction Dilapidation Reports are not required.

Condition 53, 25. Pre and Post -Construction Stormwater Assets Dilapidation Report *Submit a pre-construction / demolition Dilapidation Survey of Council's Stormwater Assets, which would be Florida Road is not necessary for connection of small OSD stormwater into existing gutter outlets.*

The stamped plans do not include any application for new infrastructure development works within the road reserve or Council's roadway, and therefore Condition 54 is not required.

Condition 54. Certification of Civil Works and Works as Executed Data in accordance with Road Act Approval *The Approved Development does not include any application for new infrastructure development works within the road reserve or Council's roadway and does not seek a Section 138, does not require a certification that completed works have been constructed in accordance with this consent and the approved Section 138.*

Yours Faithfull

Robert Jones

Architect and Applicant