

1 April 2019



Ricardo Russo
Po Box 204
CHURCH POINT NSW 2105

Dear Sir/Madam

Application Number: Mod2018/0633
Address: Lot 121 DP 12749 , 57 Robertson Road, SCOTLAND ISLAND NSW 2105
Proposed Development: Modification of Development Consent DA2018/1043 granted for Alterations and additions to an existing boat shed

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,



Georgia Quinn
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0633
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Ricardo Russo
Land to be developed (Address):	Lot 121 DP 12749 , 57 Robertson Road SCOTLAND ISLAND NSW 2105
Proposed Development:	Modification of Development Consent DA2018/1043 granted for Alterations and additions to an existing boat shed

DETERMINATION - APPROVED

Made on (Date)	01/04/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - 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
2088 - S96 01 - Site Plan, Section & Elevations	November 2018	Stephen Crosby & Assoc. Pty. Ltd.

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

B. Add Condition No.16 - Floor to ceiling window on western elevation to read as follows:

The floor to ceiling window on the western elevation of the boat shed is to be fixed and non openable.

Reason: to ensure the function of a window is maintained, and to ensure privacy amenity is reasonable for the subject site and adjoining properties.

Important Information

This letter should therefore be read in conjunction with DA2018/1043 approved 18/10/2018 and N0095/99 approved 06/07/99..

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 97AA 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 Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined 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 Georgia Quinn, Planner

Date 01/04/2019