

20 December 2018

Philip John Kells
26 Lovett Street
MANLY VALE NSW 2093

Dear Sir/Madam

Application Number: Mod2018/0676
Address: Lot 25 DP 974975 , 26 Lovett Street, MANLY VALE NSW 2093
Proposed Development: Modification of Development Consent DA2018/0162 granted for alterations and additions to an existing dwelling house

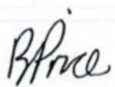
Please find attached the Notice of Determination for the above mentioned Application.

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,



Benjamin Price
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0676
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Philip John Kells
Land to be developed (Address):	Lot 25 DP 974975 , 26 Lovett Street MANLY VALE NSW 2093
Proposed Development:	Modification of Development Consent DA2018/0162 granted for alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	20/12/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Amend Condition 6 Policy Controls to read as follows:

Northern Beaches Council Contributions Plan 2018

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

Northern Beaches Council Contributions Plan 2018		
Contribution based on a total development cost of \$ 547,000.00		
Contributions	LevyRate	Payable
Total Section 7.12 Levy	0.95%	\$5,196.50
Section 7.12 Planning and Administration	0.05%	\$273.50
Total	1%	\$ 5,470.00

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches Council Contributions Plan 2018.

Important Information

This letter should therefore be read in conjunction with DA2018/0162 determined 4 May 2018.

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.

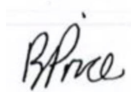
Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

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 Benjamin Price, Planner

Date 20/12/2018