

28 November 2018



Site Specific Designs
11 Hill Street
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2018/0430
Address: Lot 1 DP 334723 , 88 Elimatta Road, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent N0411/14 granted for alterations and additions to the dwelling

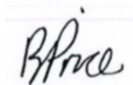
Please find attached the Notice of Determination for the above mentioned Application.

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,



Benjamin Price
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0430
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Site Specific Designs
Land to be developed (Address):	Lot 1 DP 334723 , 88 Elimatta Road MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent N0411/14 granted for alterations and additions to the dwelling

DETERMINATION - APPROVED

Made on (Date)	28/11/2018
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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
CD02 - Plans Ground - Lower Ground Revision F	5/10/2018	No detail

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

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Add Condition B 16 Future Maintenance to read as follows:

In accordance with S142 of Road Act 1993 all current and future property owners are responsible for the future maintenance and repairs of the structure.

Reason: To ensure the ongoing maintenance and repair of the structure.

C. Add Condition C 11- Utility Services Approval to read as follows:

Prior to the issue of the Roads Act Approval, evidence is to be submitted to the Roads Authority that

- (a) The utility provider authorises the proposed retaining wall works.

(b) All costs associated with the approval and any relocation of the services will be borne by the applicant.

Reason: To ensure that services can be adjusted to suit the proposed development.

D. Add Condition C 12- Submission Roads Act Application for Civil Works in Public Road to read as follows:

An Application for Works to be approved within Council Roadway, including engineering plans is to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include four (4) copies of Civil Engineering plans for the design of the retaining walls through the nature strip which are to be generally in accordance with the Development Application and Council's specification for engineering works - AUS-SPEC #1. The plan shall be prepared by a qualified structural engineer. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate

Reason: To ensure compliance with Council's requirements.

E. Add Condition E 7 Submission Roads Act Application for Civil Works in Public Road to read as follows:

The retaining wall works within the road reserve shall be certified as compliant with all relevant Australian Standards and Codes by a Structural Engineer. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: Public and Private Safety

Important Information

This letter should therefore be read in conjunction with N0411/14, determined 11 February 2015 and N0411/14/S96/1, determined 28 July 2016.

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 28/11/2018