

4 April 2023

Michael John Bangel
44 Amourin Street
NORTH MANLY NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0683
Address: Lot 31 DP 20690 , 44 Amourin Street, NORTH MANLY NSW 2100
Proposed Development: Modification of Development Consent DA2021/0876 granted for
*Alterations and additions to a Dwelling House including a
carport"

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,



Michael French
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0683
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Michael John Bangel
Land to be developed (Address):	Lot 31 DP 20690 , 44 Amourin Street NORTH MANLY NSW 2100
Proposed Development:	Modification of Development Consent DA2021/0876 granted for *Alterations and additions to a Dwelling House including a carport"

DETERMINATION - APPROVED

Made on (Date)	04/04/2023
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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
Site Plan- Rev A	25 January 2021	Designer Buildings
Proposed Site Plan and Landscape Plan- Rev A	25 January 2021	Designer Buildings
Ground Level Plan- Rev A	25 January 2021	Designer Buildings
Proposed Ground Floor Plan as Existing Incl. Roof Plan- Rev A	25 January 2021	Designer Buildings
South Elevation- Rev A	25 January 2021	Designer Buildings
Proposed South Elevation as Existing- Rev A	25 January 2021	Designer Buildings
North Elevation- Rev A	25 January 2021	Designer Buildings
Proposed North Elevation as Existing- Rev A	25 January 2021	Designer Buildings
West Elevation- Rev A	25 January 2021	Designer Buildings
Proposed West Elevation as Existing- Rev A	25 January 2021	Designer Buildings
East Elevation Studio- Rev A	25 January 2021	Designer Buildings
South Studio Elevation- Rev A	25 January 2021	Designer Buildings

Section A- Rev A	25 January 2021	Designer Buildings
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Engineering Plans		
Drawing No.	Dated	Prepared By
Floor Plan	14 March 2023	Greenspan Group
Elevations	14 March 2023	Greenspan Group
Sections	14 March 2023	Greenspan Group
Flooring Detail	14 March 2023	Greenspan Group

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

c) The development is to be undertaken generally in accordance with the following:

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

B. Add Condition 11A - Amendments to the Approved Plans to read as follows:

The following amendments are to be made to the approved plans:

- The Studio shall have a Finished Floor Level of RL 15.32m AHD.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2022/0876 dated 22 July 2021.

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 Michael French, Planner

Date 04/04/2023