

10 January 2019

Smith & Tzannes
M1/147-161 Mcevoy Street
ALEXANDRIA NSW 2015

Dear Sir/Madam

Application Number: Mod2018/0547
Address: Lot 5 DP 8075 , 82 - 84 Bower Street, MANLY NSW 2095
Proposed Development: Modification of Development Consent No. DA168/2017 granted for alterations and additions to the existing dual occupancy

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,



Claire Ryan
Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2018/0547 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|--|---|
| Applicant: | Smith & Tzannes |
| Land to be developed (Address): | Lot 5 DP 8075 , 82 - 84 Bower Street MANLY NSW 2095 |
| Proposed Development: | Modification of Development Consent No. DA168/2017 granted for alterations and additions to the existing dual occupancy |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 10/01/2019 |
|-----------------------|------------|

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 |
| A-010 Site Plan | Undated | Smith & Tzannes |
| A-100 Basement & Lower Ground | Undated | Smith & Tzannes |
| A-101 Ground & Level 1 | Undated | Smith & Tzannes |
| A-102 Roof | Undated | Smith & Tzannes |
| A-200 Elevations | Undated | Smith & Tzannes |
| A-201 Sections | Undated | Smith & Tzannes |

| Reports / Documentation – All recommendations and requirements contained within: | | |
|---|--------------|--------------------|
| Report No. / Page No. / Section No. | Dated | Prepared By |
| Arboricultural Assessment | 21 May 2018 | Footprint Green |

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:

| Landscape Plans | | |
|-----------------------|-------------|--------------------------------|
| Drawing No. | Dated | Prepared By |
| LP01 C Landscape Plan | 15 May 2018 | Selena Hannan Landscape Design |

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

B. Add Condition ANS12A Required Planting to read as follows:

Trees shall be planted in accordance with the following schedule:

| No. of Trees Required. | Species | Location |
|------------------------|------------------------------|----------------------|
| 3 | <i>Acmena smithii</i> | As indicated in Plan |
| 1 | <i>Glochidion ferdinandi</i> | As indicated in Plan |

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

C. Add Condition ANS12B Landscape Completion Certification to read as follows:

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent, including required tree planting.

Reason: Landscape amenity.

D. Add Condition ANS15 Landscape Maintenance to read as follows:

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA0168/2017.

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 Claire Ryan, Planner

Date 10/01/2019