

4 October 2022



Jurgen Spangl , Karin Mundsperger
C/- CplusC Architectural Workshop 62 Ivy Street
DARLINGTON NSW 2008

Dear Sir/Madam

Application Number: Mod2022/0287
Address: Lot 40 DP 8075 , 7 Bower Street, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2020/0921 granted for Demolition works and construction of a dwelling house including a swimming pool.

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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0287
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jurgen Spangl Karin Mundspurger
Land to be developed (Address):	Lot 40 DP 8075 , 7 Bower Street MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2020/0921 granted for Demolition works and construction of a dwelling house including a swimming pool.

DETERMINATION - APPROVED

Made on (Date)	30/09/2022
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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) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA 002/ Rev 2 Proposed Site Plan	4 April 2022	CplusC Architectural Workshop
DA 003/ Rev 2 Proposed Garage Floor	4 April 2022	CplusC Architectural Workshop
DA 004/ Rev 2 Proposed Ground Floor	4 April 2022	CplusC Architectural Workshop
DA 005/ Rev 2 Proposed First Floor	4 April 2022	CplusC Architectural Workshop
DA 006/ Rev 2 Proposed Roof Plan	4 April 2022	CplusC Architectural Workshop
DA 007/ Rev 2 Elevation North-West	4 April 2022	CplusC Architectural Workshop
DA 008/ Rev 2 Elevation North-East	4 April 2022	CplusC Architectural Workshop

DA 009/ Rev 2 Elevation South-East	4 April 2022	CplusC Architectural Workshop
DA 010/ Rev 2 Elevation South-West	4 April 2022	CplusC Architectural Workshop
DA 011/ Rev 2 Section A Main House	4 April 2022	CplusC Architectural Workshop
DA 012/ Rev 2 Section B - Pool, Home Office and Garage	4 April 2022	CplusC Architectural Workshop
DA 013/ Rev 2 Section C - Garage and Living	4 April 2022	CplusC Architectural Workshop

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Report Ref 2888	23 July 2020	Bushfire Planning and Design (BPAD)
Terrestrial Biodiversity Report and Threatened Species Assessment for Long Nosed Bandicoots	15 September 2022	ASC Environmental Pty Ltd

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
J0819-DA01 Concept Landscape Plan - Site Plan and Statement of Landscape Intent	29 March 2022	Duncan Gibbs
J0819-DA03 Concept Garden Design - Front Garden	29 March 2022	Duncan Gibbs
J0819-DA04 Concept Landscape Plan - Rear Garden and Detail Isometric Views	30 March 2022	Duncan Gibbs

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B. Add Condition No.16A - Unauthorised works - to read as follows:

No approval is given for the 'Openings reduced for concealing services' as detailed on the eastern elevation on the architectural plans.

Reason: Council cannot provide retrospective consent under a development application.

Important Information

This letter should therefore be read in conjunction with DA2020/0921 dated 25 September 2020.

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 Maxwell Duncan, Planner

Date 30/09/2022