

14 January 2019



Pbdt Projects Services
22 Willow Tree Crescent
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2018/0449
Address: Lot 1 DP 859455 , 2 West Promenade, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2016/0176 granted for Construction of a mixed use development comprising a registered club at ground level and residential accommodation above basement carparking and associated landscaping

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:	Mod2018/0449
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Pbdt Projects Services
Land to be developed (Address):	Lot 1 DP 859455 , 2 West Promenade MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2016/0176 granted for Construction of a mixed use development comprising a registered club at ground level and residential accommodation above basement carparking and associated landscaping

DETERMINATION - APPROVED

Made on (Date)	14/01/2019
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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
A200-A Level B2 Lower Plan	22 October 2018	Mijollo International
A201-B Level B2 Plan	22 October 2018	Mijollo International
A202-B Level B1 Plan	22 October 2018	Mijollo International
A203-B Level Ground Plan	25 July 2018	Mijollo International
A204-C Plan - Level 1 (Residential Level)	25 July 2018	Mijollo International
A205-C Plan - Level 2 (Residential Level)	25 July 2018	Mijollo International
A206-C Level 3 Plan	25 July 2018	Mijollo International
A207-C Level 4 Plan	25 July 2018	Mijollo International
A208-C Level 5 Plan	25 July 2018	Mijollo International
A301-B Elevations East	25 July 2018	Mijollo International
A302-B Elevations West	25 July 2018	Mijollo International
A303-B Elevations North	25 July 2018	Mijollo International

A304-B Elevations South	25 July 2018	Mijollo International
WD-100 Proposed Ground Floor Plan	25 August 2018	Mijollo International

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
LA01 Ground Floor Landscape Plan	12 November 2018	Taylor Brammer
LA02 Level 1 Landscape Plan	12 November 2018	Taylor Brammer

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

B. Add Condition Amended BASIX Certificate ANS05B as follows:

An amended BASIX Certificate reflecting the proposed modifications is to be submitted to the satisfaction of the Certifying Authority, prior to the issue of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

Important Information

This letter should therefore be read in conjunction with DA0176/2016, DA0176/2016 Part 2, DA0176/2016 Part 3, and MOD2018/0318.

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 14/01/2019