

14 June 2023



The Trustee For Manly Central Unit Trust
3 / 1 The Corso
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2023/0313
Address: Lot 2 DP 829523 , 2 A Golf Parade, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2022/2263 granted for alterations and additions to an existing building for use as a residential dwelling house.

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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

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|----------------------------|-------------------------------------|
| Application Number: | Mod2023/0313 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant: | The Trustee For Manly Central Unit Trust |
| Land to be developed (Address): | Lot 2 DP 829523 , 2 A Golf Parade MANLY NSW 2095 |
| Proposed Development: | Modification of Development Consent DA2022/2263 granted for alterations and additions to an existing building for use as a residential dwelling house. |

DETERMINATION - APPROVED

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|-----------------------|------------|
| Made on (Date) | 14/06/2023 |
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No. 22 - Vehicle Crossings to read as follows:

The Applicant is to construct one vehicle crossing 3.5 metres wide at the kerb and 4.5 metres wide at the boundary in accordance with Northern Beaches Council Drawing Normal Profile and the driveway levels application approval. The new layback and crossing is to be sited to avoid conflict with the existing utility pit in the footpath.

An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Certifier.

Reason: To facilitate suitable vehicular access to private property.

Important Information

This letter should therefore be read in conjunction with DA2022/2263 dated 10/05/2023.

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 Nick Keeler, Planner

Date 14/06/2023