

25 May 2022



Momentum Project Group Pty Ltd
Momentum Project Group Pty Ltd Level 3 Suite 3 273 Alfred Street
NORTH SYDNEY NSW 2060

Dear Sir/Madam

Application Number: Mod2021/0733
Address: Lot CP SP 11874 , 5 Commonwealth Parade, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA 436/2008 granted for alterations and additions to a residential flat building

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,



Lashta Haidari
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0733
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Momentum Project Group Pty Ltd
Land to be developed (Address):	Lot CP SP 11874 , 5 Commonwealth Parade MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA 436/2008 granted for alterations and additions to a residential flat building

DETERMINATION - APPROVED

Made on (Date)	25/05/2022
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1D - 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
A1.01 Basement Plan (Revision C)	2022.04.20	platform architects
A1.01 Ground Floor Plan (Revision C)	22022.04.20	platform architects
A1.02 Level 1 Plan (Revision C)	2022.04.20	platform architects
A1.03 Level 2 Plan (Revision C)	2022.04.20	platform architects
A1.04 Level 3 Plan (Revision C)	2022.04.20	platform architects
A1.05 Roof Plan (Revision C)	2022.04.20	platform architects
A2.01 East Elevation (Revision C)	2022.04.20	platform architects
A2.02 North Elevation (Revision C)	2022.04.20	platform architects
A2.03 West Elevation (Revision C)	2022.04.20	platform architects
A2.04 South Elevation (Revision C)	2022.04.20	platform architects
A3.01 Section AA (Revision C)	2022.04.20	platform architects
A3.02 Section BB (Revision C)	2022.04.20	platform architects
A6.1 Widow Schedule	2022.04.20	platform architects

- 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:

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.

Important Information

This letter should therefore be read in conjunction with DA236/2008 dated 3 March 2009 (as amended), MOD2018/0161 dated 11 July 2018, MOD2018/0575 dated 27 February 2019, MOD2020/0139 dated 10/08/2020..

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 Lashta Haidari, Principal Planner

Date 25/05/2022