

4 October 2022



Manly Vale Developments No 3 Pty Ltd
C/- Gartner Trovato Architects Po Box 1122
MONA VALE NSW 1660

Dear Sir/Madam

Application Number: Mod2022/0442
Address: Lot 100 DP 1270372 , 267 - 269 Condamine Street, MANLY VALE NSW 2093
Proposed Development: Modification of Development Consent DA2019/0114 granted for Demolition of the existing building and construction of a shop top housing development, comprising 27 dwellings, 4 retail tenancies and carparking

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,



Grace Facer
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0442
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Manly Vale Developments No 3 Pty Ltd
Land to be developed (Address):	Lot 100 DP 1270372 , 267 - 269 Condamine Street MANLY VALE NSW 2093
Proposed Development:	Modification of Development Consent DA2019/0114 granted for Demolition of the existing building and construction of a shop top housing development, comprising 27 dwellings, 4 retail tenancies and carparking

DETERMINATION - APPROVED

Made on (Date)	28/09/2022
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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:

"1A. Modification of Consent - Approved plans and supporting Documentation

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
Site Plan - Revision K Drawing No.DA-01	3 August 2022	Gartner Trovato Architects
Basement B2 Plan - Revision K Drawing No.DA-02	3 August 2022	Gartner Trovato Architects
Basement B1 Plan - Revision K Drawing No.DA-03	3 August 2022	Gartner Trovato Architects
Ground Floor Plan - Revision L Drawing No.DA-04	6 September 2022	Gartner Trovato Architects
Level 1 Plan - Revision L Drawing No.DA-05	6 September 2022	Gartner Trovato Architects
Level 2 Plan - Revision K Drawing No.DA-06	3 August 2022	Gartner Trovato Architects
Level 3 Plan - Revision L Drawing No.DA-07	3 August 2022	Gartner Trovato Architects

Level 4 Plan - Revision K Drawing No.DA-08	3 August 2022	Gartner Trovato Architects
North and East Elevations - Revision L Drawing No.DA-09	3 August 2022	Gartner Trovato Architects
South and West Elevations - Revision K Drawing No.DA-10	3 August 2022	Gartner Trovato Architects
Section A and C - Revision L Drawing No.DA-12	3 August 2022	Gartner Trovato Architects
Sections 1 and 2 - Revision K Drawing No.DA-13	3 August 2022	Gartner Trovato Architects
Sections 3 and 6 - Revision L Drawing No.DA-14	3 August 2022	Gartner Trovato Architects

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

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

B. Add Condition 2B Compliance with Other Department, Authority or Service Requirements (Ausgrid), to read as follows:

"2B. Compliance with Other Department, Authority or Service Requirements (Ausgrid)

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	14 September 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies."

Important Information

This letter should therefore be read in conjunction with DA2019/0114 dated 3 July 2019 and MOD2022/0073 dated 11 May 2022.

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 Grace Facer, Planner

Date 28/09/2022