

8 July 2022



Alana Nahlous
5 Arncliffe Road
EARLWOOD NSW 2206

Dear Sir/Madam

Application Number: Mod2022/0366
Address: Lot 13 DP 1189590 , 25 Spring Cove Avenue, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2021/2545 granted for Use of part of a dwelling house as a home business

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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0366
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Alana Nahlous
Land to be developed (Address):	Lot 13 DP 1189590 , 25 Spring Cove Avenue MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2021/2545 granted for Use of part of a dwelling house as a home business

DETERMINATION - APPROVED

Made on (Date)	07/07/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition 3. Prescribed Conditions to read as follows:

3. DELETED

B. Delete Condition 4. General Requirements to read as follows:

4. DELETED

C. Modify Condition 5. Kitchen Design, Construction and Fit-out of Food Premises Certification to read as follows:

5. Kitchen Requirements

The kitchen shall be maintained at all times in accordance with the requirements of the Food Safety Standard 3.2.3 Food Premises and Equipment.

Reason: To ensure that the kitchen complies with operational design requirements.

D. Modify Condition 6. Waste Management Plan to read as follows:

6. Waste Management Plan

A Waste Management Plan must be prepared for the ongoing operation of the home business use.

Reason: To ensure that all waste is disposed of in an appropriate manner.

Important Information

This letter should therefore be read in conjunction with DA2021/2545 dated 13 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 Adam Croft, Planner

Date 07/07/2022