

9 July 2020

Enda Thomas Hughes  
23 Spring Cove Avenue  
MANLY NSW 2095

Dear Sir/Madam

**Application Number:** Mod2019/0486  
**Address:** Lot 16 DP 1189590 , 23 Spring Cove Avenue, MANLY NSW 2095  
**Proposed Development:** Modification of Development Consent DA482/2004 for alterations and additions to a 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Ashley Warnest  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2019/0486
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Enda Thomas Hughes
<b>Land to be developed (Address):</b>	Lot 16 DP 1189590 , 23 Spring Cove Avenue MANLY NSW 2095
<b>Proposed Development:</b>	Modification of Development Consent DA482/2004 for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	09/07/2020
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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
B.01 - Rev. C	24/09/2019	Woodhouse and Danks Architects
B.05, B.07 - Rev. B	08/09/2019	Woodhouse and Danks Architects
North Elevation, West-01 Elevation,	08/09/2019	Woodhouse and Danks Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Report	16/11/2018	Bush Fire Planning Services
Heritage Report	28/11/2018	Anne Warr

##### 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:

Landscape Plans		
Drawing No.	Dated	Prepared By

L/01 - Rev G	28/08/2019	A Total Concept
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Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

**B. Add Condition 1B - Compliance with Other Department, Authority or Service Requirements to read as follows:**

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
Heritage Council of NSW	Heritage Council of NSW — General Terms Of Approval	20/03/2020

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

**C. Add Condition 81A- Access Spaces – Bandicoot Habitat to read as follows:**

Any new gates or fences are to be designed to include gaps appropriate to maintain bandicoot access through and within the site. Gaps are to be at least 150mm high and 300m wide. This condition does not apply to pool fencing.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to issue of the Construction Certificate.

Reason: To maintain bandicoot access to existing and proposed habitat within and surrounding the site.

## Important Information

This letter should therefore be read in conjunction with DA 482/2004 dated 24/01/2007, DA 482/2004 - Part 15 dated 04/08/2017.

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 should be submitted to Council within 3 months 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**            Ashley Warnest, Planner

**Date**            09/07/2020