

19 May 2023



Justin Corbett
10 Hopetoun Avenue
MOSMAN NSW 2088

Dear Sir/Madam

Application Number: Mod2022/0628
Address: Lot 101 DP 1110110 , 96 - 97 North Steyne, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA272/2017 for Alterations and additions to an existing 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2022/0628
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Justin Corbett
Land to be developed (Address):	Lot 101 DP 1110110 , 96 - 97 North Steyne MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA272/2017 for Alterations and additions to an existing Residential Flat Building

DETERMINATION - APPROVED

Made on (Date)	17/05/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B- "Modification of Consent - Approved Plans and supporting Documentation" to the 'General Conditions' section of the consent 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
Dwg No. DA1003 Issue D	3 November 2022	Squillace Architects
Dwg No. DA1004 Issue D	3 November 2022	Squillace Architects
Dwg No. DA1005 Issue D	3 November 2022	Squillace Architects
Dwg No. DA1006 Issue D	3 November 2022	Squillace Architects
Dwg No. DA1007 Issue C	3 November 2022	Squillace Architects
Dwg No. DA2000 Issue D	3 November 2022	Squillace Architects
Dwg No. DA2001 Issue D	3 November 2022	Squillace Architects
Dwg No. DA3007 Issue A	3 November 2022	Squillace Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 880579M_05	9 November 2022	EPS

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
Dwg No. 101 - Issue E	18 October 2022	Site Image Landscape Architects
Dwg No.401 - Issue B	18 October 2022	Site Image Landscape Architects
Dwg No. 501 - Issue B	18 October 2022	Site Image Landscape Architects

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

B. Add Condition No. 19C- Protection of stone kerb in North Steyne - to read as follows:

Care should be taken to ensure that the heritage listed stone kerb in North Steyne is not damaged as a result of construction works or vehicles.

Reason: To ensure the heritage listed kerbs are protected

C. Add Condition No. 11C - Installation and Maintenance of Sediment and Erosion Control - to read as follows:

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

Important Information

This letter should therefore be read in conjunction with DA272/2017 dated 4 April 2018 and MOD2021/0647 dated 2 February 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 Rodney Piggott, Manager Development Assessments

Date 17/05/2023