

2 February 2022



Nsw Town Planning Pty Ltd
50 Trentbridge Road
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2021/0924
Address: Lot 3 SP 87071 , 3 / 8 - 28 The Corso, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2021/1574 granted for Alterations and additions to existing commercial premises

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,



Penny Wood
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0924
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Nsw Town Planning Pty Ltd
Land to be developed (Address):	Lot 3 SP 87071 , 3 / 8 - 28 The Corso MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2021/1574 granted for Alterations and additions to existing commercial premises

DETERMINATION - APPROVED

Made on (Date)	28/01/2022
-----------------------	------------

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
DA003 E - Proposed Floor Plan	15 November 2021	PMDL
DA005 D - Proposed Elevation	15 November 2021	PMDL

The plans listed above allow for the temporary installation of an ATM at the entrance of the area labelled "Divested tenancy space - Retail Tenancy 4". The temporary ATM is to be removed prior to the issue of the occupation certificate.

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

B. Add new Condition 7A "Temporary ATM" under the heading "Conditions to be satisfied prior to the issue of the occupation certificate" to read as follows:

7A. Temporary ATM

The temporary ATM approved in this modified consent must be removed prior to the issuance of the occupation certificate.

Reason: To ensure that the divested tenancy is free from development at the completion of the development.

Important Information

This letter should therefore be read in conjunction with DA2021/1574 dated 11 October 2021.

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 submitted to Council 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 Penny Wood, Planner

Date 28/01/2022