

5 April 2023

David Anthony Worley
103 King Street
MANLY VALE NSW 2093

Dear Sir/Madam

Application Number: Mod2023/0094
Address: Lot 2 DP 245597 , 103 King Street, MANLY VALE NSW 2093
Proposed Development: Modification of Development Consent DA2019/1091 granted 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

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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0094
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	David Anthony Worley
Land to be developed (Address):	Lot 2 DP 245597 , 103 King Street MANLY VALE NSW 2093
Proposed Development:	Modification of Development Consent DA2019/1091 granted for Alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	05/04/2023
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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
Site Plan - 1-3	December 2022	High Design
Floor Plans - 2-3	December 2022	High Design
Elevation Plans - 3-3	December 2022	High Design

Engineering Plans		
Drawing No.	Dated	Prepared By
Stormwater Plan - C1, Rev F	16 March 2023	Geoff Hopkins & Associates

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.A487711_02)	05 April 2023	Nick Gordon

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 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
Ausgrid	Ausgrid Referral Response	29 March 2023

(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.

C. Add Condition 1C - Retrospective Works Excluded to read as follows:

Despite any reference in Condition 1A, the following use and parts of the dwelling house built without approval are excluded from this Modification.

Specifically, no approval is granted or implied for the following items detailed on the Plans prepared by High Design dated December 2022 as listed in Condition 1A:

1. Addition of northern window in existing Bed 3; and
2. Enclosure of existing northern window in existing Bed 1.

Nothing in this approval implies the future use or regularisation of these works.

Reason: To ensure this modification does not provide consent for works already undertaken.

Important Information

This letter should therefore be read in conjunction with DA2019/1091 dated 27 November 2019.

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 Stephanie Gelder, Planner

Date 05/04/2023