

23 August 2021

Paul Ashton Mitchell
16 Bower Street
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2021/0477
Address: Lot 30 DP 8075 , 16 Bower Street, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2018/1268 granted for alterations and additions to an existing dwelling house including carport

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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0477
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Paul Ashton Mitchell
Land to be developed (Address):	Lot 30 DP 8075 , 16 Bower Street MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2018/1268 granted for alterations and additions to an existing dwelling house including carport

DETERMINATION - APPROVED

Made on (Date)	23/08/2021
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

Add Condition No.1B - 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
DA-001 (Issue 03) - Site Plan	19 March 2021	Chrofi
DA-101 (Issue 03) - Floor Plans - Demolition & Proposed	19 March 2021	Chrofi
DA-201 (Issue 03) - Elevations & Sections - Demolition & Proposed	19 March 2021	Chrofi

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Bushfire Risk Assessment Ref. 3244	2 March 2021	Bushfire Planning Services

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.

CONDITIONS THAT MUST BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Add Condition No. 5A Waste Management Plan

A Waste Management Plan must be prepared for this development. The Plan must be in accordance with Council's Waste Management Guidelines.

Details demonstrating compliance must be provided to the Certifying Authority prior to the Issue of the Construction Certificate.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Add Condition No. 9B Waste Management During Development

The reuse, recycling or disposal of waste during building works must be done generally in accordance with the Waste Management Plan for this development.

Details demonstrating compliance must be submitted to the Principal Certifying Authority.

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.

Important Information

This letter should therefore be read in conjunction with DA2018/1268 and Mod2019/0228.

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



northern
beaches
council

T. Burns

Name Thomas Burns, Planner

Date 23/08/2021