

2 March 2023



The Trustee For Steyne Hotel Operations Trust
Level 6 120 Sussex Street
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2022/0630
Address: Lot 100 DP 1069144 , 75 The Corso, MANLY NSW 2095
Lot 101 DP 1069144 , 75 The Corso, MANLY NSW 2095
Lot 102 DP 1069144 , 75 The Corso, MANLY NSW 2095
Lot 1 DP 1034722 , 42 North Steyne, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2021/2257, approved by the Land and Environment Court for alterations and additions to an existing building to comprise shop top housing and strata-subdivision.

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:	Mod2022/0630
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	The Trustee For Steyne Hotel Operations Trust
Land to be developed (Address):	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1034722 , 42 North Steyne MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2021/2257, approved by the Land and Environment Court for alterations and additions to an existing building to comprise shop top housing and strata-subdivision.

DETERMINATION - APPROVED

Made on (Date)	01/03/2023
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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
DA-104/ Issue G	17 January 2023	Squillace
DA-201/ Issue E	17 January 2023	Squillace
DA-202/ Issue F	17 January 2023	Squillace
DA-401/ Issue E	17 January 2023	Squillace
DA-403/ Issue B	17 January 2023	Squillace
DA-1003/ Issue A	20 December 2022	Squillace

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Acoustic Report	31 October 2022	Renzo Tonin and Associates

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

f) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
1 of 1 / Issue C	17 October 2022	Paul Scrivener

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

B. Add Condition 98A - Swimming Pool and Spa mechanical plant and equipment - to read as follows:

Swimming Pool and Spa and mechanical plant and equipment shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.

Reason: To ensure that the development does not impact on the acoustic privacy of surrounding residential properties.

C. Add Condition 36A - Swimming Pool water - to read as follows:

The backwash of Swimming Pool water must be discharged to Sydney Waters' sewer in accordance with Australian/New Zealand Standard AS/NZS 3500. Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate. The drawings must show the location of Sydney Water's sewer, the yard gully or any new connection to the sewer system including a detailed cross section of the connection complying with Australian/New Zealand Standard AS/NZS 3500.

Reason: To ensure compliance with legislation and Australian Standards and to protect public health and amenity.

D. Add Condition 36B - Acoustic Report Implementation - to read as follows:

Prior to issue of a construction certificate the recommendations contained within the Acoustic Advise by Renzo Tonnin and Associates (31/10/22) shall be implemented in regards to design and equipment/plant selection.

Reason: To meet acoustic requirements

E. Add Condition 86A - Acoustic Certificaton - to read as follows:

Prior to issue of an Occupation Certificate an acoustic review by a suitably qualified person is to be carried to ensure the recommendations contained within the Acoustic Advise by Renzo Tonnin and Associates (31/10/22) have been satisfied in regard to noise and vibration arising from Swimming Pool and Spa mechanical plant and equipment.

Reason: To ensure acoustic compliance with design, construction and installation of the swimming pool and spa and plant and equipment.

F. Add Condition 36B - Finishes and colour scheme - to read as follows:

Details of the finishes and colours are to be submitted to the Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure that the finishes and colour scheme are appropriate for the heritage context.

G. Add Condition 98B - Swimming pool trough - to read as follows:

The proposed swimming pool trough is not to be trafficable and is to be accessed for maintenance purposes only.

Reason: To ensure compliance with the terms of this consent.

Important Information

This letter should therefore be read in conjunction with DA2021/2257 dated 20 September 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 01/03/2023