

4 August 2022



IKUS Pty Ltd T/A U+I Building Studio
PO Box 660
MANLY NSW 1655

Dear Sir/Madam

Application Number: Mod2022/0133
Address: Lot 501 DP 736679 , 14 South Steyne, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2021/0318 granted for alterations and additions to commercial development

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:	Mod2022/0133
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	IKUS Pty Ltd T/A U+I Building Studio
Land to be developed (Address):	Lot 501 DP 736679 , 14 South Steyne MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2021/0318 granted for alterations and additions to commercial development

DETERMINATION - APPROVED

Made on (Date)	04/08/2022
-----------------------	------------

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:

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
Proposed Ground Floor Plan - DA10, Rev E	14 February 2022	Building Studio
Proposed First Floor Plan - DA11, Rev E	14 February 2022	Building Studio
Proposed Roof Plan - DA12, Rev E	14 February 2022	Building Studio
Proposed Elevation - DA30, Rev F	14 February 2022	Building Studio
Proposed Elevations - DA31, Rev F	14 February 2022	Building Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Acoustic Report	1 April 2022	Koikas Acoustics Pty Ltd
BCA Report	28 March 2022	Credwell Consulting
Heritage Addendum Report	March 2022	Dr Anne Warr

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. Modify Condition 10 - Building Code of Australia Fire Safety Requirements to read as follows:

The Building Code of Australia fire safety works and recommendations as contained in the NCC Assessment Report prepared by Credwell, dated 28/3/2022, Report Ref No. C20441-r4 and including any Performance Solutions are to be considered as part of the assessment of the Construction Certificate.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, access and Fire safety for building occupant health and safety.

C. Modify Condition 25 - Acoustic Assessment Recommendations to read as follows:

An acoustic certification report is to be prepared by a suitably qualified acoustic consultant which demonstrates compliance with the mechanical plant recommendations & building use recommendations made by Koikas Acoustics referenced as 4609R20210226pd14SouthSteyneManly_DAv2.docx and dated 1 April 2022.

The report is to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any interim / final occupation certificate.

Reason: To protect surrounding residence and occupants from any noise generated by the operation of the development.

Important Information

This letter should therefore be read in conjunction with DA2021/0318 dated 21 July 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 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

A handwritten signature in black ink, appearing to read 'Stephanie Gelder', written over a horizontal line.

Name Stephanie Gelder, Planner

Date 04/08/2022