

26 September 2018



BBF Town Planners
1 / 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2018/0342
Address: Lot 8 DP 75738 , 120 Pittwater Road, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA0065/2012 granted for demolition works and construction of a boarding 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2018/0342
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	BBF Town Planners
Land to be developed (Address):	Lot 8 DP 75738 , 120 Pittwater Road MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA0065/2012 granted for demolition works and construction of a boarding house

DETERMINATION - APPROVED

Made on (Date)	19/09/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition ANS04 to read as follows:

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of a Boarding House

A Boarding House is defined as:

“boarding house means a building that:

- (a) is wholly or partly let in lodgings, and*
 - (b) provides lodgers with a principal place of residence for 3 months or more, and*
 - (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
 - (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,*
- but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.*

Note.

Boarding houses are a type of residential accommodation—see the definition of that term in this Dictionary.”

(development is defined by the Manly Local Environment Plan 2013 (Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent. (DACPLB03)

Important Information

This letter should therefore be read in conjunction with DA65/2012 - Part 2 - Dated 15 November 2012, DA65/2012 - Part 3 - Dated 16 May 2013, DA 65/2012 - Part 4 - Dated 21 August 2013.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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 19/09/2018