

6 February 2019

Proprietors of Strata Plan 5452
13 Stuart Street
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2018/0685
Address: Lot CP SP 5452 , 13 Stuart Street, MANLY NSW 2095
Proposed Development: Modification of Development Consent 101/2017 granted for Alterations and additions to the existing residential flat building.

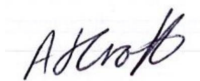
Please find attached the Notice of Determination for the above mentioned Application.

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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0685
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Proprietors of Strata Plan 5452
Land to be developed (Address):	Lot CP SP 5452 , 13 Stuart Street MANLY NSW 2095
Proposed Development:	Modification of Development Consent 101/2017 granted for Alterations and additions to the existing residential flat building.

DETERMINATION - APPROVED

Made on (Date)	06/02/2019
-----------------------	------------

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
A01 Site Plan	March 2018	Superdraft
A02 Proposed Plan	March 2018	Superdraft
A03 Section	March 2018	Superdraft
A04 Elevation - Street (S/W)	March 2018	Superdraft
A05 Elevation - Street (S/W)	March 2018	Superdraft
A06 Elevation - N/W & S/E	March 2018	Superdraft
L108F Landscape - Planting Plan	26 November 2018	Spirit Level

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:

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

B. Add Condition Amendment of Landscape Plans to read as follows:

The Landscape Plan submitted in support of the modification (Spirit Level Designs, DWG No. L108C, Revision C, 26 November 2018) is to be amended to include a minimum of three (3) Coastal Banksia (*Banksia integrifolia*) specimens. The specimens are to be of a minimum 140mm pot size. The locations and sizes of new Coastal Banksia plantings are to be shown. The amended Landscape Plan is to be certified by a qualified landscape architect, arborist or ecologist prior to issue of the Occupation Certificate.

Reason: To maintain native vegetation on the site in accordance with Manly DCP Section 6.5 (Terrestrial Biodiversity).

C. Add Condition Landscape Plan to be Implemented to read as follows:

Landscaping is to be implemented in accordance with the certified Landscape Plan, as amended by conditions of consent for this modification. The new landscaping is to be approved as completed in accordance with the Landscape Plan by a qualified landscape architect, arborist or ecologist, prior to issue of the Occupation Certificate. This landscaping is to be maintained for the life of the development.

Reason: To maintain native vegetation on the site in accordance with Manly DCP Section 6.5 (Terrestrial Biodiversity).

Important Information

This letter should therefore be read in conjunction with DA0101/2017 - Approved 15 August 2017. .

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.

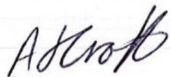
Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

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 Adam Croft, Planner

Date 06/02/2019