

26 August 2022



Momentum Project Group Pty Ltd
Level 3 Suite 3 273 Alfred Street
NORTH SYDNEY NSW 2060

Dear Sir/Madam

Application Number: Mod2022/0189
Address: Lot CP SP 31058 , 11 Victoria Parade, MANLY NSW 2095
Lot 1 DP 77358 , 9 Victoria Parade, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA0220/2013 granted for
demolition works, construction of a mixed use development 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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0189
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Momentum Project Group Pty Ltd
Land to be developed (Address):	Lot CP SP 31058 , 11 Victoria Parade MANLY NSW 2095 Lot 1 DP 77358 , 9 Victoria Parade MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA0220/2013 granted for demolition works, construction of a mixed use development and strata subdivision

DETERMINATION - REFUSED

Made on (Date)	26/08/2022
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Reasons for Refusal:

1. The proposed modification is inconsistent with the provisions of section 4.55(1) of the Environmental Planning and Assessment Act 1979.

Important Information

This letter should therefore be read in conjunction with DA0220/2013 dated 25 August 2015 and MOD2021/0039 dated 20 October 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



Name Maxwell Duncan, Planner

Date 26/08/2022