

10 June 2025



Sekisui House Services (NSW) Pty Limited
Ground Floor 68 Waterloo Road
MACQUARIE PARK NSW 2113

Dear Sir/Madam

Application Number: Mod2025/0258
Address: Lot 1 DP 524083 , 21 A Warili Road, FRENCHS FOREST NSW 2086
Lot 1 DP 1298188 , 49 Blackbutts Road, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2024/0492 granted for Neighbourhood title subdivision comprising of 13 lots and new road access

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

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at www.northernbeaches.nsw.gov.au

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to council@northernbeaches.nsw.gov.au

Regards,



Thomas Prosser
Principal Planner

NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Application Number:	Mod2025/0258 PAN-538225
Applicant:	Sekisui House Services (NSW) Pty Limited Ground Floor 68 Waterloo Road MACQUARIE PARK NSW 2113
Property:	Lot 1 DP 524083 21 A Warili Road FRENCHS FOREST NSW 2086 Lot 1 DP 1298188 49 Blackbutts Road FRENCHS FOREST NSW 2086
Description of Development:	Modification of Development Consent DA2024/0492 granted for Neighbourhood title subdivision comprising of 13 lots and new road access
Determination:	Approved Consent Authority: Northern Beaches Council
Date of Determination:	10/06/2025
Date from which the consent operates:	10/06/2025

Under Section 4.55 (1) Misdescription of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable environmental impacts.

Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Signed On behalf of the Consent Authority



Name Thomas Prosser, Principal Planner

Date 10/06/2025

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-538225 - MOD2025/0258	The date of this notice of determination	Section 4.55 (1) Misdescription - Modification of Development Consent DA2024/0492 granted for Neighbourhood title subdivision comprising of 13 lots and new road access Modify Condition 1 (Approved Plans and Documentation) Modify Condition 12g Modify Condition 17

Modified conditions

A. Modify details for Arboricultural Assessment Report under 'Approved Reports and Documentation' section of Condition No.1 - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Arboricultural Impact Assessment Report	2.0	The Tree Guardian Arboricultural Consultancy	15 August 2024

B. Modify Condition 12g - Submission of Engineering Plans to read as follows:

g) Construct a single consolidated indented parking bay south of the turning circle providing 2 visitor parking spaces. The parking bay should be 2.1m wide and indented with a 45 degree angle transition to facilitate entry and exit. Linemarking of the spaces should be 6.3m in length. Parking spaces must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

C. Modify Condition 17 - Tree Removal within property to read as follows:

This consent approves the removal of existing prescribed trees on the subject site as listed below:

- a) T7, T67, T71, T72, T74 (*Corymbia maculata*), T10 (*Corymbia gummifera*), T60 (*Magnolia soulangeana*), T64, T81, T120 (*Callistemon viminalis*), T75 (*Livistona australis*), T77 (*Banksia integrifolia*), T79 (*Backhousia citriodora*), T82 (*Yucca*), and T121 (*Acacia decurrens*),
- b) a qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

Important Information

This letter should therefore be read in conjunction with DA2024/0492.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Council means Northern Beaches Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Northern Beaches Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to: the collection of stormwater,

the reuse of stormwater,
the detention of stormwater,
the controlled release of stormwater, and
connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney North Planning Panel.