

1 July 2021



A1 Granny Flats
11/9-12 Lambridge Place
PENRITH NSW 2750

Dear Sir/Madam

Application Number: Mod2021/0341
Address: Lot 126 DP 4889 , 94 Seaforth Crescent, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2020/1422 granted for the construction of a secondary dwelling

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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0341
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	A1 Granny Flats
Land to be developed (Address):	Lot 126 DP 4889 , 94 Seaforth Crescent SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2020/1422 granted for the construction of a secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	01/07/2021
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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
TR23072020 Sheet 02 Rev 6	22/02/2021	A1 Granny Flats
TR23072020 Sheet 03 Rev 6	22/02/2021	A1 Granny Flats
TR23072020 Sheet 04 Rev 6	22/02/2021	A1 Granny Flats

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1147393S_02	17/05/2021	Makedon Pty Ltd
Bushfire Hazard Assessment (Ref: BR-296520-B)	26/05/2021	Bushfire Planning & Design

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail

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

approved plans.

B. Modify Condition No. 2 - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	21/06/2021

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Important Information

This letter should therefore be read in conjunction with DA2020/1422 dated 03/02/2021.

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 should be submitted to Council within 3 months 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 Nick Keeler, Planner

Date 01/07/2021