

20 December 2019



Space Landscape Designs Pty Ltd
PO Box 4178
NORTH CURL CURL NSW 2099

Dear Sir/Madam

Application Number: Mod2019/0241
Address: Lot 4 DP 249261 , 4 Laura Street, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA148/2014 granted for alterations and additions to an existing dwelling including a sea wall

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,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0241
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Space Landscape Designs Pty Ltd
Land to be developed (Address):	Lot 4 DP 249261 , 4 Laura Street SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA148/2014 granted for alterations and additions to an existing dwelling including a sea wall

DETERMINATION - APPROVED

Made on (Date)	18/12/2019
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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) The plans and documents listed in the "Notice of Determination" issued on the 8 February 2019 in relation to DA148/2014, as modified by,

b) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan L-01 Rev E	30/04/2019	Space Landscape Designs
Section Elevations L-02 Rev E	30/04/2019	Space Landscape Designs
Inclinor and Storage Shed Plan L-03 Rev B	30/04/2019	Space Landscape Designs

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Amendment Geoetchnical Investigation	7 May 2019	White Geoetchnical Group

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plan L-04 Rev E	30/04/2019	Space Landscape Design
Planting Plan L-05 Rev E	30/04/2019	Space Landscape Design

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

B. Add Condition 10A - Inclinator Acoustic Impact to read as follows:

The inclinator is to be acoustically treated so that it does not emit any noise of 5dba above background noise at the nearest residential receiver.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the acoustic amenity of the neighbouring residents.

C. Add Condition 40A - Lighting of the Inclinator to read as follows:

No bright lighting is to be installed to the carriage of the inclinator. A modest amount of low level lighting may be used for safety purposes only.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

D. Add condition 49A. - Retention of Natural Rock Boulders to read as follows:

The natural rock boulders at the water's edge are to be retained over the life of the development

Reason: To preserve the heritage significance of the item.

Important Information

This letter should therefore be read in conjunction with DA2014/0148.

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 Steven Findlay, Manager Development Assessments

Date 18/12/2019