

3 November 2022



Rachel Merylin Lee , Christopher Andrew Lee  
165 A Seaforth Crescent  
SEAFORTH NSW 2092

Dear Sir/Madam

**Application Number:** Mod2022/0567  
**Address:** Lot 2 DP 747438 , 165 A Seaforth Crescent, SEAFORTH NSW 2092  
Lot 1 DP 747438 , 165 Seaforth Crescent, SEAFORTH NSW 2092  
**Proposed Development:** Modification of Development Consent DA2019/1539 granted for alterations and additions to existing garage and boundary re-alignment

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Gareth David  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0567
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Rachel Merylin Lee Christopher Andrew Lee
<b>Land to be developed (Address):</b>	Lot 2 DP 747438 , 165 A Seaforth Crescent SEAFORTH NSW 2092 Lot 1 DP 747438 , 165 Seaforth Crescent SEAFORTH NSW 2092
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1539 granted for alterations and additions to existing garage and boundary re-alignment

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	03/11/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 7 (Deletion of the existing deck and stair in Proposed Lot 100) to read as follows:

#### **Deletion of the existing deck in Proposed Lot 100**

The existing deck must be removed within proposed Lot 100.

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

Reason: To ensure suitable access to private property.

### Important Information

This letter should therefore be read in conjunction with DA2019/1539 dated 19 August 2020.

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



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Name                      Gareth David, Planner

Date                      03/11/2022