

14 October 2020



Amanda Elboz
PO Box 4178
NORTH CURL CURL NSW 2099

Dear Sir/Madam

Application Number: Mod2020/0393
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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0393
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Amanda Elboz
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)	14/10/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No. DA1B - 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
L-01 Rev I	24/07/2020	Space Landscape Designs
L-02 Rev I	24/07/2020	Space Landscape Designs
L-03 Rev I	24/07/2020	Space Landscape Designs

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Comments (Ref: J0220B)	28/07/2020	White Geotechnical Group

b) 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
L-04 Rev I	24/07/2020	Space Landscape Designs

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. Add Condition No. 15A - Installation and Maintenance of Sediment and Erosion Control to read as follows:

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

C. Add Condition No. 50 - No Planting Environmental Weeds to read as follows:

No environmental weeds are to be planted on the site. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>).

Reason: Weed management.

D. Add Condition No. 51 - Dead or Injured Wildlife – Manly LEP Clause 6.5 to read as follows:

If construction activity associated with this development results in injury or death of a native mammal, bird, reptile or amphibian, a registered wildlife rescue and rehabilitation organisation must be contacted for advice.

Reason: To mitigate potential impacts to native wildlife resulting from construction activity.

Important Information

This letter should therefore be read in conjunction with DA148/2014 dated 25/02/2015 and Mod2019/0241 dated 18/12/2019.

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 14/10/2020