

18 May 2021



Narelle Gaye Van Gemert
C/- MHDP Architects Level 2 271 Alfred Street North
NORTH SYDNEY NSW 2060

Dear Sir/Madam

Application Number: Mod2021/0086
Address: Lot 44 DP 11214 , 95 Gurney Crescent, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2019/1463 granted for alterations and additions to a dwelling house

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,



Anna Williams
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2021/0086
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Narelle Gaye Van Gemert
Land to be developed (Address):	Lot 44 DP 11214 , 95 Gurney Crescent SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2019/1463 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	18/05/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add New 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 plans and document referenced in Condition 1, as modified by the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A001 (Rev A)	16 December 2019	Mark Hurcum Design Practice
A100(Rev B)	11 May 2020	Mark Hurcum Design Practice
A101 (Rev B)	11 May 2020	Mark Hurcum Design Practice
A102 (Rev B)	11 May 2020	Mark Hurcum Design Practice
A103 (Rev B)	11 May 2020	Mark Hurcum Design Practice
A104 (Rev A)	16 December 2019	Mark Hurcum Design Practice
A105 (Rev A)	16 December 2019	Mark Hurcum Design Practice
A201(Rev B)	11 May 2020	Mark Hurcum Design Practice
A202 (Rev B)	11 May 2020	Mark Hurcum Design Practice
A203 (Rev B)	11 May 2020	Mark Hurcum Design Practice

A221(Rev B)	11 May 2020	Mark Hurcum Design Practice
A222 (Rev A)	16 December 2019	Mark Hurcum Design Practice
SK05 (Rev A)	16 December 2019	Mark Hurcum Design Practice
SK21/1 (Rev A)	16 December 2019	Mark Hurcum Design Practice
Reports/Documentation - All recommendations and requirements contained within:		
Report No./Page No./Section No.	Dated	Prepared By
Bushfire Risk Assessment (Reference number 2696)	22 November 2019	Bush Fire Planning Services
Geotechnical Assessment Report (Project No. 2019-203)	November 2019	Crozier Geotechnical Consultants

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

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plan Rev E	December 2019	Mark Hurcum Design Practice
Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	16 December 2019	Narelle Van Gemert

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

B. Amend Condition 9 - Amendments to approved plans to read as follows:

The following amendments are to be made to the approved plans:

- Level 4 - The northern privacy screen is to be extended by 2m to the west with a minimum height of 1.65 above floor level
- Level 3 - The northern privacy screen is to be extended by 2m to the west with a minimum height of 1.65 above floor level
- Level 2 - A privacy screen is to be installed along the northern elevation of the walkway connecting the balcony and external stairs with a minimum height of 1.65 above floor level

C. Delete Condition 16 - New Landscaping which reads as follows:

Any new landscaping is to be composed entirely of species from the Sydney Coastal Sandstone Foreshore Forest Plant Community Type (PCT). A species list is available from Council upon request. Landscape Plans are to be prepared/amended accordingly and compliance with this condition is to be certified in writing by a qualified landscape architect, horticulturalist or ecologist and evidence provided to the Principle Certifying Authority prior to the issue of the Construction Certificate.

Reason: To protect the environment from the effects of sedimentation and erosion from development sites.

D. Delete Condition 35 - Landscape Completion Certification which reads as follows:

- a) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape consultant/horticulturalist or ecologist shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.
- b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape consultant/horticulturalist or ecologist shall be submitted to the Certifying Authority, certifying that the landscaping works have been established and maintained in accordance with the approved landscape plan and inclusive of any conditions of consent.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

E. Add new Condition 35 - Landscape Completion to read as follows:

The remaining part of landscape works under DA2019/1463 and the subject of this Modification application shall be completed in accordance with Landscape Plan A106 Issue E.

Prior to the issue of an Occupation Certificate, details shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.

F. Delete Condition 38 - Required Planting which reads as follows:

Trees, shrubs and groundcovers shall be planted in accordance with Landscape Plan Drawing No. A106 Dated 29/6/20 prepared by Mark Hurcum Design Practice.

Reason: To maintain environmental amenity.

G. Amend Condition 40 - Garbage and Recycling Facilities to read as follows:

All internal walls of the storage area shall be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained to the sewer with a tap in close proximity to facilitate cleaning.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any final Occupation Certificate.

Reason: To prevent pollution of the environment and to protect the amenity of the area.

H. Amended Condition 41 - House/Building Number

House/building number is to be affixed to the building to be readily visible from the public domain.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

Reason: Proper identification of buildings.

Important Information

This letter should therefore be read in conjunction with DA2019/463 dated 12 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 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

Anna Williams, Manager Development Assessments

Date

18/05/2021