

2 October 2020



Willoughby Homes
207/4 Columbia Court
BAULKHAM HILLS NSW 2153

Dear Sir/Madam

Application Number: Mod2020/0331
Address: Lot 318 DP 11162 , 33 Kirkwood Street, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2020/0178 granted for demolition works and construction of 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,



Penny Wood
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0331
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Willoughby Homes
Land to be developed (Address):	Lot 318 DP 11162 , 33 Kirkwood Street SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2020/0178 granted for demolition works and construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	02/10/2020
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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
Site Plan (2 of 14) Rev E	20 July 2020	Willoughby Homes
Demolition Plan (3 of 14) Rev E	20 July 2020	Willoughby Homes
Ground Floor Plan (4 of 14) Rev E	20 July 2020	Willoughby Homes
First Floor Plan (5 of 14) Rev E	20 July 2020	Willoughby Homes
Elevations (6 of 16) Rev E	20 July 2020	Willoughby Homes
Elevations (7 of 14) Rev E	20 July 2020	Willoughby Homes
Sections/BASIX (8 of 14) Rev E	20 July 2020	Willoughby Homes
Site Management / Sediment Plan (11 of 14) Rev E	20 July 2020	Willoughby Homes

Engineering Plans		
Drawing No.	Dated	Prepared By
Slab/Drainage Plans (9 of 14) Revision E	20 July 2020	Willoughby Homes

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Report Rev A	4 December 2019	AW Geotechnics
BASIX Certificate No. 1073317S	3 February 2020	Frys Energywise
Bushfire Hazard Assessment	December 2019	Local

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
Landscape Plan Rev E	20 July 2020	Willoughby Homes

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	30 January 2020	Buildcert. Planning

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

B. Modify Condition 9 - Stormwater Disposal to read as follows:

Stormwater Disposal

The applicant is to submit Stormwater Engineering Plans for the new development within this development consent in accordance with Northern Beaches Council's Water Management Policy. The design is to be prepared by an appropriately qualified and practicing Civil Engineer, indicating all details relevant to the collection and disposal of stormwater from the site, buildings, paved areas and where appropriate adjacent catchments. The design plans are to be generally in accordance with the concept drainage plans prepared by Intrax Housing, drawing number 145229 C01, C02, C03 and C04 Revision B dated 29.09.2020.

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

Reason: To ensure appropriate provision for disposal and stormwater management arising from development.

Important Information

This letter should therefore be read in conjunction with DA2020/0178 dated 2 June 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 Penny Wood, Planner

Date 02/10/2020