

2 October 2020



Mhdp Architects  
Level 2, 271 Alfred Street North  
NORTH SYDNEY NSW 2060

Dear Sir/Madam

**Application Number:** Mod2020/0502  
**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](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,



Phil Lane  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0502
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

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

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	02/10/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### 1. **Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

##### a) Approved Plans

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

A201 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A202 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A203 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A204 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
A221 (Rev B)	11 May 2020	Mark Hurcum Design Practice Architecture
A222 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
SK05 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture
SK21/1 (Rev A)	16 December 2019	Mark Hurcum Design Practice Architecture

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
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
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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:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
A106 (Rev B)	1 July 2020	Mark Hurcum Design Practice Architecture

<b>Waste Management Plan</b>
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Drawing No/Title.	Dated	Prepared By
Waste Management Plan	16 December 2019	Narelle Van Gemert

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.

## Important Information

This letter should therefore be read in conjunction with DA2019/1463 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 Phil Lane, Principal Planner

Date 02/10/2020