

24 November 2022



Carla Middleton
313 Clovelly Road
CLOVELLY NSW 2031

Dear Sir/Madam

Application Number: Mod2022/0383
Address: Lot 1 DP 90944 , 30 Macmillan Street, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2020/1784 granted for Demolition works and construction of a dwelling house including a swimming pool

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,



Adam Richardson
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2022/0383
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Carla Middleton
Land to be developed (Address):	Lot 1 DP 90944 , 30 Macmillan Street SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2020/1784 granted for Demolition works and construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	23/11/2022
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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
S4-55-100, Demolition + Site Analysis Plan, Revision 2	13 October 2022	Carla Middleton Architecture
S4-55-101, Lower + Ground Floor Plan, Revision 2	13 October 2022	Carla Middleton Architecture
S4-55-200, Elevations, Revision 2	13 October 2022	Carla Middleton Architecture
S44-55-300, Sections, Revision 2	13 October 2022	Carla Middleton Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.1150017S_02)	26 June 2022	BASIX Certificate Centre
Geotechnical Investigation Report (G22091SEA-R01F)	14 October 2022	Geo-Environmental Engineering

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

B. Modify Condition No. 2 - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	N/A
Ausgrid	Ausgrid Referral Response	9 August 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Add Condition No. 14A - Shoring of Council's Road Reserve (Temporary road anchors) to read as follows:

Should the proposal require shoring to support an adjoining property or Council land, the Applicant shall provide the adjoining properties with engineering drawings, detailing the proposed shoring works for their consideration and approval.

Written approval from Council under Section 138 of the Roads Act 1993 is required if temporary ground anchors are to be used within Council's road reserve. The Owner's approval is to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure that owners consent is obtained for ancillary works, and to ensure the protection of adjoining properties and Council land.

Important Information

This letter should therefore be read in conjunction with DA2020/1784 dated 2 July 2021

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



Name Adam Richardson, Manager Development Assessments

Date 23/11/2022