

11 October 2022



Rapid Plans Pty Ltd
10 Derna Crescent
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0371
Address: Lot 4 DP 601758 , 4 / 0 Bennett Street, CURL CURL NSW 2096
Proposed Development: Modification of Development Consent DA2020/1465 granted for Alterations and additions to a recreation facility

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:	Mod2022/0371
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rapid Plans Pty Ltd
Land to be developed (Address):	Lot 4 DP 601758 , 4 / 0 Bennett Street CURL CURL NSW 2096
Proposed Development:	Modification of Development Consent DA2020/1465 granted for Alterations and additions to a recreation facility

DETERMINATION - APPROVED

Made on (Date)	07/10/2022
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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
DA1004	29/04/2022	Rapid Plans
DA1007	29/04/2022	Rapid Plans
DA1008	29/04/2022	Rapid Plans
DA1009	29/04/2022	Rapid Plans
DA2001	29/04/2022	Rapid Plans
DA2002	29/04/2022	Rapid Plans
DA2003	29/04/2022	Rapid Plans
DA2004	29/04/2022	Rapid Plans
DA3000	29/04/2022	Rapid Plans
DA3001	29/04/2022	Rapid Plans
DA3002	29/04/2022	Rapid Plans
DA4000	29/04/2022	Rapid Plans
DA4001	29/04/2022	Rapid Plans

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

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. Modify Condition No. 13 - Flooding to read as follows:

In order to protect property and occupants from flood risk the following is required:

Flood Effects Caused by Development – A2

Doors to the ground floor level of the proposed toilet and storage area are all to be open grated, with a minimum storage.

The levelling of the area between the two courts is to be through the use of a suspended concrete slab, with entrance to the void under the slab, it must be at least 50% open, with openings to be at least 75mm. The finished surface of the courts is to be no higher than the existing surface as shown on the site plan.

Building Components and Structural Soundness – C1

All new development shall be designed and constructed as flood compatible buildings in accordance with Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas, Hawkesbury-Nepean Floodplain Management Steering Committee (2006). The proposed toilet and storage block is to be constructed of flood compatible materials up to the Flood Planning Level of 5.3m AHD.

Building Components and Structural Soundness – C2

All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level of 5.3m AHD, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion. Structural certification shall be provided confirming the above.

Building Components and Structural Soundness – C3

All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level of 5.3m AHD.

Storage of Goods – D1

Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 5.3m AHD unless adequately protected from floodwaters in accordance with industry standards.

Fencing – H1

Any new fencing shall be open for the passage of flood waters, with a minimum of 50% open area from the natural ground level up to the the 1% AEP flood level of 4.8m AHD.

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

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Important Information

This letter should therefore be read in conjunction with DA2020/1465 dated 13/10/2021.

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 Nick Keeler, Planner

Date 07/10/2022