

28 July 2025

57 The Avenue Pty Ltd
Level 4 180 George Street
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2025/0220

Address: Lot 3 DP 210342 , 128 Crescent Road, NEWPORT NSW 2106
Lot 21 DP 545339 , 57 The Avenue, NEWPORT NSW 2106
Lot 1 DP 503390 , 126 Crescent Road, NEWPORT NSW 2106
Lot 2 DP 210342 , 55 The Avenue, NEWPORT NSW 2106
Lot 111 DP 556902 , 122 Crescent Road, NEWPORT NSW 2106
Lot 112 DP 556902 , 122 Crescent Road, NEWPORT NSW 2106
Lot LIC 188424 , 122 Crescent Road, NEWPORT NSW 2106

Proposed Development: Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work

Please find attached the Notice of Determination for the above mentioned Application.

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at www.northernbeaches.nsw.gov.au

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to council@northernbeaches.nsw.gov.au

Regards,



Maxwell Duncan
Principal Planner

NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

Application Number:	Mod2025/0220 PAN-533303
Applicant:	57 The Avenue Pty Ltd Level 4 180 George Street SYDNEY NSW 2000
Property:	Lot 3 DP 210342 128 Crescent Road NEWPORT NSW 2106 Lot 21 DP 545339 57 The Avenue NEWPORT NSW 2106 Lot 1 DP 503390 126 Crescent Road NEWPORT NSW 2106 Lot 2 DP 210342 55 The Avenue NEWPORT NSW 2106 Lot 111 DP 556902 122 Crescent Road NEWPORT NSW 2106 Lot 112 DP 556902 122 Crescent Road NEWPORT NSW 2106 Lot LIC 188424 122 Crescent Road NEWPORT NSW 2106
Description of Development:	Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work
Determination:	Approved Consent Authority: Northern Beaches Council
Date of Determination:	28/07/2025
Date from which the consent operates:	28/07/2025

Under Section 4.55 (1a) Minor Environmental Impact of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable

environmental impacts.

Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Signed On behalf of the Consent Authority



Name Maxwell Duncan, Principal Planner

Date 28/07/2025

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-533303 - MOD2025/0220	The date of this notice of determination	<p>Modification of Development Consent DA2022/2152 granted for Demolition works and subdivision of land into 8 lots including tree removal and infrastructure work</p> <p>Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation</p> <p>Amend Condition 95 - Positive Covenant for Council and Contractor Indemnity</p> <p>Amend Condition 119 – Restriction of Building Footprints</p> <p>Delete Condition 120 - Marina Use and Works</p> <p>Add Condition 121 - Marina</p>

Modified conditions

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
0656-S455100	1	Architectural Envelope Plan	PopovBass	5 May 2025
0656-S455101	1	Subdivision Plan	PopovBass	5 May 2025
CI-0320	F	Proposed internal road plan	BG&E	6 May 2025

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Modify Condition 95. Positive Covenant for Council and Contractor Indemnity to read as follows:

A positive covenant shall be created on the title of the land **as part of the** Subdivision Certificate requiring the proprietor of the land to provide access to the waste storage facilities. The terms of the positive covenant are to be prepared to Council's requirements, (Appendix E of the Waste Management Guidelines), at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Reason: To ensure ongoing access for servicing of waste facilities.

C. Amend Condition 119. Restriction of Building footprints to read as follows:

A Restriction is to be placed on the title of each lot limiting the future building footprint to that illustrated on approved plan No. AD-DA903, Rev 5 dated 24/10/2023, as amended by the conditions of this consent including condition 17. The above restrictions are to be registered on the title of each lot under S88B of the Conveyancing Act **as part of the** of the Subdivision Certificate. Council as the consent authority has the power to vary the terms of the restriction.

Reason: To ensure that future development is consistent with the intent of this approval.

D. Delete Condition 120. Marina Use and Works to read as follows:

120. Marina Use and Works

DELETED

E. Add Condition 121. Marina to read as follows:

Prior to the issue of a Subdivision Certificate, any commercial use or operation of the structures on the adjoining lot previously comprising a marina together with the use of the land itself (Lot 295, DP820302) must cease and all existing development consents for the use of those structures and the land comprising Lot 295 DP 820302 must be surrendered in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2021.

Unless development consent is granted (or is not otherwise necessary), after the issue of a Subdivision Certificate the structures on the adjoining lot (previously comprising the marina) together with the land at Lot 295, DP820302 shall not be used at any time or for any purpose, whether or not in conjunction with the residential subdivision authorised by this consent.

Reason: The orderly development of land.

Important Information

This letter should therefore be read in conjunction with DA2022/2152 dated 6 December 2023.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the

context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Council means Northern Beaches Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the Environmental Planning and Assessment Act 1979.

EP&A Regulation means the Environmental Planning and Assessment Regulation 2021.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Northern Beaches Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney North Planning Panel.