

14 February 2020



Space Landscape Designs Pty Ltd
Suite 138 117 Old Pittwater Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2019/0617
Address: Lot 14 DP 11214 , 15 Gurney Crescent, SEAFORTH NSW 2092
Proposed Development: Alterations and additions to 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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0617
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Space Landscape Designs Pty Ltd
Land to be developed (Address):	Lot 14 DP 11214 , 15 Gurney Crescent SEAFORTH NSW 2092
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	14/02/2020
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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
L-01- Site Plan/Site Analysis	Rev D- 29/11/19	Space Landscape Designs
D-03- Elevations	Rev C- 25/11/19	Space Landscape Designs
DA-04- Demolition Plan	Rev D- 29/11/19	Space Landscape Designs
DA-05- Excavation and Fill Plan	Rev C- 25/11/19	Space Landscape Designs

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
L-06- Landscape Plan	Rev D- 25/11/19	Space Landscape Designs

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

B. Delete Condition 7- Levels for Planter box - which was follows:

The proposed planter box to the rear of the property is to have the following levels (RLs) at each step RL68.88, RL68.08 and RL67.68.

Details are to be provided prior to the issue of a Construction Certificate.

Reason: To provide a labeling of a reasonable height for the planter box.

C. Delete Condition 8 - Replacement of Weeping Lily Pilys which was follows:

The proposed 'Weeping Lily Pily' in the planter box to the rear are to be replaced with a native species with a mature height of no greater than 2.

Details are to be provided prior to the issue of a Construction Certificate.

Reason: To ensure a suitable species for the location and to provide reasonable level of amenity for the neighboring property.

Important Information

This letter should therefore be read in conjunction with DA2018/2010.

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 Thomas Prosser, Planner

Date 14/02/2020