

1 June 2023



Rapid Plans Pty Ltd
10 Derna Crescent
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application Number: Mod2023/0149
Address: Lot 1 DP 1066457 , 36 Gurney Crescent, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2021/2626 granted for Alterations and additions to a dwelling house including a garage

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:	Mod2023/0149
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rapid Plans Pty Ltd
Land to be developed (Address):	Lot 1 DP 1066457 , 36 Gurney Crescent SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2021/2626 granted for Alterations and additions to a dwelling house including a garage

DETERMINATION - APPROVED

Made on (Date)	24/05/2023
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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
Site Plan - DAMod1004, Rev 1	11 May 2023	Rapid Plans
Demolition Lower Ground Floor Plan - DAMod1008, Rev 1	11 May 2023	Rapid Plans
Demolition Ground Floor Plan - DAMod1009, Rev 1	11 May 2023	Rapid Plans
Demolition First Floor - DAMod1010, Rev 1	11 May 2023	Rapid Plans
Lower Ground Floor - DAMod2002, Rev 1	11 May 2023	Rapid Plans
Ground Floor - DAMod2003, Rev 1	11 May 2023	Rapid Plans
First Floor - DAMod2004, Rev 1	11 May 2023	Rapid Plans
Section 1 - DAMod3000, Rev 1	11 May 2023	Rapid Plans
Section 2 - DAMod3001, Rev 1	11 May 2023	Rapid Plans
Elevation North - DAMod4000, Rev 1	11 May 2023	Rapid Plans
Elevation East - DAMod4001, Rev 1	11 May 2023	Rapid Plans

Elevation South - DAMod4002, Rev 1	11 May 2023	Rapid Plans
Elevation West - DAMod4003, Rev 1	11 May 2023	Rapid Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (No.A444207_05)	11 May 2023	Rapid Plans
Bushfire Report	6 December 2022	Bushfire Planning Services
Materials & Colour Sample Board - DAMod5001, Rev 1	11 May 2023	Rapid Plans

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
Landscape Plan - DA1014, Rev 1	11 May 2023	Rapid Plans

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	n.d.	No Author

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

B. Modify Condition 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
Aboriginal Heritage Office	Referral - Aboriginal Heritage Office - MOD2023/0149 - 36 Gurney Crescent Seaforth	13 April 2023
Ausgrid	Ausgrid Referral Reponse - Overhead cables	14 April 2023
	Ausgrid Referral Response - OH and UG cables	14 April 2023
	Ausgrid Referral Response - Network Standard Cables	14 April 2023
NSW Rural Fire Service	Referral - RFS - 26 Gurney Crescent Seaforth	14 April 2023

(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 9A - Amendments to the approved plans to read as follows:

The following amendments are to be made to the approved plans:

- Deletion of the front fence, and gate with the area adjacent to the entry to be consistent with that originally approved under the DA.

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

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2021/2626 dated 25 May 2022.

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 24/05/2023

