

10 November 2020



Jaxon Kenny Rudduck , Clare Jean Rudduck
C/- Stephen Grech & Associates Suite 7 121-123 Military Road
NEUTRAL BAY NSW 2089

Dear Sir/Madam

Application Number: Mod2020/0441
Address: Lot 13 DP 15193 , 26 Lewis Street, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA163/2017 granted for alterations and additions to the existing dwelling house

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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0441
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jaxon Kenny Rudduck Clare Jean Rudduck
Land to be developed (Address):	Lot 13 DP 15193 , 26 Lewis Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA163/2017 granted for alterations and additions to the existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	10/11/2020
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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
Dwg. 406/02 Site Plan	04 September 2020	Stephen Grech and Associates
Dwg. 406/05 Proposed Basement Plan	04 September 2020	Stephen Grech and Associates
Dwg. 406/06 Proposed Street Level Plan	04 September 2020	Stephen Grech and Associates
Dwg. 406/07 Proposed First Plan	04 September 2020	Stephen Grech and Associates
Dwg. 406/08 Proposed Roof Plan	04 September 2020	Stephen Grech and Associates
Dwg. 406/09 Proposed South Elevation	04 September 2020	Stephen Grech and Associates
Dwg. 406/10 Proposed North Elevation	04 September 2020	Stephen Grech and Associates

Dwg. 406/11 Proposed East and West Elevations	04 September 2020	Stephen Grech and Associates
Dwg. 406/12 Proposed Street View Elevation	04 September 2020	Stephen Grech and Associates
Dwg. 406/13 Proposed Sections	04 September 2020	Stephen Grech and Associates
Dwg. 406/19 Proposed Landscape Concept Plan	04 September 2020	Stephen Grech and Associates

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A282628_03	25 August 2020	Stephen Grech and Associates

b) 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.

Important Information

This letter should therefore be read in conjunction with DA163/2017 dated 05 September 2017.

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 Kye Miles, Planner

Date 10/11/2020