

14 April 2020



Chrofi
3 / 1 A The Corso
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2019/0623
Address: Lot 21A DP 350345 , 34 Beatty Street, BALGOWLAH HEIGHTS
NSW 2093
Proposed Development: Modification of Development Consent DA2019/0080 granted for
Alterations and additions to a dwelling house including 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,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0623
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Chrofi
Land to be developed (Address):	Lot 21A DP 350345 , 34 Beatty Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA2019/0080 granted for Alterations and additions to a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	08/04/2020
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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
DA-002- Site Plan	Issue C - 9/12/19	Chrofi
DA-004- Ground Floor Demolition Plan	Issue B - 9/12/19	Chrofi
DA-005- First Floor Demolition	Issue B - 9/12/19	Chrofi
DA-006- Roof Level Demolition Plan	Issue B - 9/12/19	Chrofi
DA-008- Cut and Fill Plan	Issue B- 9/12/19	Chrofi
DA-101- Ground Floor Plan	Issue B - 9/12/19	Chrofi
DA-102- First Floor Plan	Issue B - 9/12/19	Chrofi
DA-103- Second Floor Plan	Issue B - 9/12/19	Chrofi
DA-104- Existing Studio Plan	Issue B - 9/12/19	Chrofi
DA-105 -Existing Garage Plan	Issue B - 9/12/19	Chrofi
DA-106-Roof Plan	Issue C - 9/12/19	Chrofi
DA-201- Elevations	Issue C - 9/12/19	Chrofi
DA-202- Elevations	Issue C - 9/12/19	Chrofi

DA-301- Sections	Issue B - 9/12/19	Chrofi
DA-302- Sections	Issue B - 9/12/19	Chrofi

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:

Waste Management Plan		
Drawing No.	Dated	Prepared By
DA-007 Waste Management Plan	9/12/19	Chrofi

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

B. Add Condition 13A - Design for Privacy Screens to read as follows:

The proposed privacy screens facing the northern and southern boundaries on the second floor (identified on plan number DA-103 B) are to meet the following:

- have no individual opening more than 30 millimetres wide; and
- have a total area of all openings that is no more than 30 per cent of the surface area of the screen or barrier

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

Reason: To ensure the proposed privacy screens do not have openings that would give rise to unreasonable opportunity for overlooking and aural privacy impact.

C. Add Condition 28 - Design Impact on Coastal Processes and Public/Private Amenity to read as follows:

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact the coastal process and public/private

Important Information

This letter should therefore be read in conjunction with DA2019/0080.

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

Steven Findlay, Manager Development Assessments

Date

08/04/2020