

9 February 2021

Drafting Help Pty Ltd  
Shop 5 343-345 Barrenjoey Road  
NEWPORT NSW 2106

Dear Sir/Madam

**Application Number:** Mod2020/0696  
**Address:** Lot 190 DP 16902 , 25 The Outlook, BILGOLA PLATEAU NSW 2107  
**Proposed Development:** Modification of Development Consent DA2020/0758 for alterations and additions to existing dwelling house

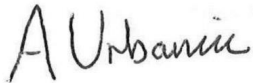
Please find attached the Notice of Determination for the above mentioned Application.

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Adam Urbancic  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0696
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Drafting Help Pty Ltd
<b>Land to be developed (Address):</b>	Lot 190 DP 16902 , 25 The Outlook BILGOLA PLATEAU NSW 2107
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0758 for alterations and additions to existing dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	09/02/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Sheet SP, Site Plan - Proposed, Rev A	3 December 2020	Drafting Help
Sheet 1, Lower Ground Floorplan, Rev A	3 December 2020	Drafting Help
Sheet 2, Ground Floorplan, Rev A	3 December 2020	Drafting Help
Sheet 3, Roof Plan, Rev A	3 December 2020	Drafting Help
Sheet 4, South Elevation, Rev A	3 December 2020	Drafting Help
Sheet 5, West Elevation, Rev A	3 December 2020	Drafting Help
Sheet 6, North Elevation, Rev A	3 December 2020	Drafting Help
Sheet 7, East Elevation, Rev A	3 December 2020	Drafting Help
Sheet 8, Section, Rev A	3 December 2020	Drafting Help
Sheet 9, Section, Rev A	3 December 2020	Drafting Help

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>

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.

**B. Add Condition No. 11A - 'Bushfire Certification' under the heading 'Conditions to be satisfied prior to the issue of the Construction Certificate' to read as follows:**

Certification is to be provided by a suitably qualified consultant confirming that the modified development, as shown on the approved plans, conforms to the specifications and requirements of the current version of the document entitled Planning for Bushfire Protection prepared by the NSW Rural Fire Service in co-operation with the Department that are relevant to the development.

The certification is to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To ensure that the modified development complies with the relevant code and standards for bush fire prone land.

## Important Information

This letter should therefore be read in conjunction with DA2020/0758, dated 24 September 2020.

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.

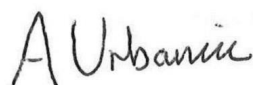
## Right of Appeal

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 Adam Urbancic, Planner

Date 09/02/2021