

3 September 2021

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

Dear Sir/Madam

**Application Number:** Mod2021/0528  
**Address:** Lot 6 DP 9891 , 136 Woodland Street, BALGOWLAH NSW 2093  
**Proposed Development:** Modification of Development Consent DA202019/1133 granted for alterations and additions to a 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,



Catriona Shirley  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0528
<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 6 DP 9891 , 136 Woodland Street BALGOWLAH NSW 2093
<b>Proposed Development:</b>	Modification of Development Consent DA202019/1133 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	03/09/2021
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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>
Site Plan - 4.55(1A)	5/8/2019	Drafting Help Pty Ltd
South Elevation - 4.55(1A) Sheet 4	5/8/2019	Drafting Help Pty Ltd
West Elevation - 4.55 (1A) Sheet 5	5/8/2019	Drafting Help Pty Ltd
North Elevation - 4.55 (1A) Sheet 6	5/8/2019	Drafting Help Pty Ltd
East Elevation - 4.55 (1A) Sheet 7	5/8/2019	Drafting Help Pty Ltd
Section A-A - 4.55(1A) Sheet 8	5/8/2019	Drafting Help Pty Ltd
Section B-B - 4.55(1A) Sheet 9	5/8/2019	Drafting Help Pty Ltd
Ground Floor - 4.55(1A) Sheet 10	5/8/2019	Drafting Help Pty Ltd
First Floor - 4.55(1A) Sheet 11	5/8/2019	Drafting Help Pty Ltd
Roof Plan - 4.55(1A) Sheet 12	5/8/2019	Drafting Help Pty Ltd

##### 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 10A amendment to the approved plans condition to read as follows:**

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

a) Window S5 on the First Floor of the southern elevation is to be of opaque glazing.

Details demonstrating compliance are to be submitted to the Certifying Authority 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 DA2019/1133 dated 20 November 2019.

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

  
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**Name**                      Catriona Shirley, Planner

**Date**                        03/09/2021