

23 March 2020



Gary Barber
2 Lockwood Avenue
FRENCHS FOREST NSW 2086

Dear Sir/Madam

Application Number: Mod2019/0640
Address: Lot 187 DP 16902 , 19 The Outlook, BILGOLA PLATEAU NSW 2107
Proposed Development: Modification of Development Consent DA2018/1251 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

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,



Claire Ryan
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0640
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Gary Barber
Land to be developed (Address):	Lot 187 DP 16902 , 19 The Outlook BILGOLA PLATEAU NSW 2107
Proposed Development:	Modification of Development Consent DA2018/1251 granted for Alterations and Additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	20/03/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
A002 Site Plan	19 November 2019 Issue K	Applicant
A101 Proposed Ground Floor Plan	19 November 2019 Issue K	Applicant
A102 Lower Terrace	19 November 2019 Issue K	Applicant
A110 Roof Plan	19 November 2019 Issue K	Applicant
A201 North and East Elevations	19 November 2019 Issue K	Applicant
A202 South and West Elevations	19 November 2019 Issue K	Applicant
A300 Section A-A	19 November 2019 Issue K	Applicant

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A366251	11 December 2019	Gary Barber
Bushfire Report Addendum	3 December 2019	Australian Bushfire Safety and Planning

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. 13A - Amendment to Ground Floor Deck to read as follows:

The ground floor deck on the eastern elevation of the development is to include an increased side setback of a minimum of 2.3m from the northern boundary. Details demonstrating compliance with this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure suitable privacy for the adjoining property to the north.

Important Information

This letter should therefore be read in conjunction with DA2018/1251 dated 28 November 2019 and MOD2019/0219 dated 10 July 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



Name Claire Ryan, Principal Planner

Date 20/03/2020