

30 June 2021



FJA Designs
2/14 Hill Street
CAMDEN NSW 2570

Dear Sir/Madam

Application Number: Mod2021/0209
Address: Lot 279 DP 16327 , 17 Argyle Street, BILGOLA PLATEAU NSW 2107
Proposed Development: Modification of Development Consent DA2019/0781 granted for alterations and additions to a dwelling house including a 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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0209
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	FJA Designs
Land to be developed (Address):	Lot 279 DP 16327 , 17 Argyle Street BILGOLA PLATEAU NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0781 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	30/06/2021
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
3	17 May 2021	FJA Designs
4	17 May 2021	FJA Designs
5	17 May 2021	FJA Designs
6	17 May 2021	FJA Designs
7	17 May 2021	FJA Designs

Engineering Plans		
Drawing No.	Dated	Prepared By
SW02	16 April 2021	Prime Engineering Consultants
SW03	16 April 2021	Prime Engineering Consultants

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

BASIX Certificate	30 March 2021	FJA Designs
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c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) 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 1B - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Response Ausgrid Referral	27 May 2021

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Amend Condition 7 - Amendments To The Approved Plans to read as follows:

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

- The south-facing wall to the rear deck is to be setback 1.0m from the southern boundary.
- The height of the south-facing wall to the rear deck is to be reduced to 1.8m from the finished floor level of the deck.

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 DA2019/0781 dated 11 October 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 Stephanie Gelder, Planner

Date 30/06/2021