

1 October 2021



Grant Harrington
PO Box 907
BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2021/0625
Address: Lot C DP 302957 , 107 Griffiths Street, BALGOWLAH NSW 2093
Proposed Development: Modification of Development Consent DA2019/1310 for Demolition works, construction of an attached dual occupancy and subdivision into two allotments

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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0625
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Grant Harrington
Land to be developed (Address):	Lot C DP 302957 , 107 Griffiths Street BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2019/1310 for Demolition works, construction of an attached dual occupancy and subdivision into two allotments

DETERMINATION - APPROVED

Made on (Date)	01/10/2021
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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
Site Plans 1003	13/4/2021	Rapid Plans
Ground Floor Plan 2001	13/4/2021	Rapid Plans
First Floor Plan 2003	13/4/2021	Rapid Plans
Roof Plan 2005	13/4/2021	Rapid Plans
Sections 1 3001	13/4/2021	Rapid Plans
Sections 2 3002	13/4/2021	Rapid Plans
Garage and Driveway Plan 3003	13/4/2021	Rapid Plans
Elevations 1 4001	13/4/2021	Rapid Plans
Elevations 2 4002	13/4/2021	Rapid Plans
Elevations Front Fence 4003	13/4/2021	Rapid Plans

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. Modify Condition No. 22 Survey Certificate to read as follows:

A survey certificate prepared by a Registered Surveyor at the following stages of construction:

- (a) Commencement of perimeter walls columns and or other structural elements to ensure the wall or structure, to boundary setbacks are in accordance with the modified approved details.
- (b) At ground level to ensure the finished floor levels are in accordance with the modified approved levels, prior to concrete slab being poured/flooring being laid.
- (c) At completion of the roof frame confirming the finished roof/ridge height is in accordance with levels indicated on the modified approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To determine the height of buildings under construction comply with levels shown on approved plans.

Important Information

This letter should therefore be read in conjunction with DA2019/1310 dated 12 March 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 must be submitted to Council within 28 days 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 Catriona Shirley, Planner

Date 01/10/2021