

1 September 2021



Hot House Studio  
PO Box 26  
NEWPORT BEACH NSW 2106

Dear Sir/Madam

**Application Number:** Mod2021/0664  
**Address:** Lot 4 DP 38402 , 167 Plateau Road, BILGOLA PLATEAU NSW 2107  
**Proposed Development:** Modification of Development Consent DA2019/0580 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>	Mod2021/0664
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Hot House Studio
<b>Land to be developed (Address):</b>	Lot 4 DP 38402 , 167 Plateau Road BILGOLA PLATEAU NSW 2107
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0580 granted for alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	01/09/2021
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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) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Analysis DA002	20/08/2019	Hot House Studios
Ground Floor DA100	20/08/2019	Hot House Studios
Level 1 Plan 101	20/08/2019	Hot House Studios
Roof and Drainage Plan DA102	20/08/2019	Hot House Studios
South East and North East Elevations DA200	20/08/2019	Hot House Studios
North West and South West Elevations DA201	20/08/2019	Hot House Studios
Sections DA300	20/08/2019	Hot House Studios

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Assessment	January 2019	Blue Gun Tree Care and Consultancy

Geotechnical Report	17 December 2018	Jack Hodgson Consultants Pty Ltd
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b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

## Important Information

This letter should therefore be read in conjunction with DA2019/0580 dated 5 September 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

Catriona Shirley, Planner

Date

01/09/2021