

23 May 2022

Angela Lorna Winter
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2022/0149
Address: Lot 23 DP 9561 , 1 Tutus Street, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA2021/1130 granted for Demolition works and construction of 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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0149
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Angela Lorna Winter
Land to be developed (Address):	Lot 23 DP 9561 , 1 Tutus Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA2021/1130 granted for Demolition works and construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	23/05/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

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
DA03 (Revision M) - Site Plan	25 February 2022	Achilles Apostolellis Architecture
DA05 (Revision M) - Basement	25 February 2022	Achilles Apostolellis Architecture
DA06 (Revision M) - Lower Ground	25 February 2022	Achilles Apostolellis Architecture
DA07 (Revision M) - Ground Floor	25 February 2022	Achilles Apostolellis Architecture
DA08 (Revision M) - First Floor	25 February 2022	Achilles Apostolellis Architecture
DA09 (Revision M) - Roof Plan	25 February 2022	Achilles Apostolellis Architecture

DA10 (Revision M) - Section A	25 February 2022	Achilles Apostolellis Architecture
DA11 (Revision M) - Section B	25 February 2022	Achilles Apostolellis Architecture
DA12 (Revision M) - North Elevation	25 February 2022	Achilles Apostolellis Architecture
DA13 (Revision M) - South Elevation	25 February 2022	Achilles Apostolellis Architecture
DA14 (Revision M) - East Elevation	25 February 2022	Achilles Apostolellis Architecture
DA15 (Revision M) - West Elevation	25 February 2022	Achilles Apostolellis Architecture
S4.55-100 (Revision M) - Pool Modification	25 February 2022	Achilles Apostolellis Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Advice Ref: 33920Z let	8 March 2022	JK Geotechnics
Arboricultural Advice	14 March 2022	Hugh The Arborist

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.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

17A. External Finishes to Cabana Roof

The external finish to the cabana roof shall have a medium to dark range (BCA classification M and D) in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

Important Information

This letter should therefore be read in conjunction with DA2021/1130 dated 28 September 2021.

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 lodged on the NSW Planning portal 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 Thomas Burns, Planner

Date 23/05/2022