

3 April 2020



JJ Drafting
174 Garden Street
NORTH NARRABEEN NSW 2101

Dear Sir/Madam

Application Number: Mod2020/0099
Address: Lot 19 DP 222082 , 37 Terama Street, BILGOLA PLATEAU NSW 2107
Proposed Development: Modification of Development Consent DA2019/0763 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,



Georgia Quinn
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0099
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	JJ Drafting
Land to be developed (Address):	Lot 19 DP 222082 , 37 Terama Street BILGOLA PLATEAU NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0763 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	03/04/2020
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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
DA.01 - Site Analysis Plan	17 February 2020	JJ Drafting
DA.02 - Pool & Landscape Concept Plan	17 February 2020	JJ Drafting
DA.03 - Ground Floor Plan	17 February 2020	JJ Drafting
DA.04 - First Floor Plan	17 February 2020	JJ Drafting
DA.05 - Elevations	17 February 2020	JJ Drafting
DA.06 - Elevations	17 February 2020	JJ Drafting
DA.07 - Elevations	17 February 2020	JJ Drafting
DA.08 - Sections	17 February 2020	JJ Drafting

Engineering Plans		
Drawing No.	Dated	Prepared By
DA.09 - Roof & Stormwater Concept Plan	17 February 2020	JJ Drafting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate (Cert. No. A353213_02)	10 March 2020	JJ Drafting

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 No.6A - Addendum to Geotechnical Report to read as follows:

An addendum/ cover letter in respect of the Geotechnical Report (prepared by Hodgson Consulting Engineers dated 6 July 2019) submitted in support of the development application (DA2019/0763) is to be provided from the original author of the report stating that the recommendations of the original report are still current for the proposed modification.

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

Reason: To ensure geotechnical risk is mitigated appropriately.

Important Information

This letter should therefore be read in conjunction with DA2019/0763, approved 19 August 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



northern
beaches
council

G Quinn

Name Georgia Quinn, Planner

Date 03/04/2020