

4 November 2020



Chrofi  
3 / 1 The Corso  
MANLY NSW 2095

Dear Sir/Madam

**Application Number:** Mod2020/0363  
**Address:** Lot 21A DP 350345 , 34 Beatty Street, BALGOWLAH HEIGHTS  
NSW 2093  
**Proposed Development:** Modification of Development Consent DA2019/0080 granted for  
alterations and additions to a dwelling house including 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](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,



Rodney Piggott  
**Manager Development Assessments**

## NOTICE OF DETERMINATION

|                            |                                     |
|----------------------------|-------------------------------------|
| <b>Application Number:</b> | Mod2020/0363                        |
| <b>Determination Type:</b> | Modification of Development Consent |

### APPLICATION DETAILS

|  |   |
|--|---|
| <b>Applicant:</b>                      | Chrofi  |
| <b>Land to be developed (Address):</b> | Lot 21A DP 350345 , 34 Beatty Street BALGOWLAH HEIGHTS NSW 2093   |
| <b>Proposed Development:</b>           | Modification of Development Consent DA2019/0080 granted for alterations and additions to a dwelling house including swimming pool |

### DETERMINATION - APPROVED

|                       |            |
|-----------------------|------------|
| <b>Made on (Date)</b> | 28/10/2020 |
|-----------------------|------------|

The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.1B - 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

| <b>Architectural Plans - Endorsed with Council's stamp</b> |              |                    |
|--|--------------|--------------------|
| <b>Drawing No.</b>   | <b>Dated</b> | <b>Prepared By</b> |
| DA-002 (Revision D) - Site Plan                            | 15 July 2020 | Chrofi             |
| DA-101 (Revision C) - Ground Floor Plan                    | 15 July 2020 | Chrofi             |
| DA-102 (Revision C) - First Floor Plan                     | 15 July 2020 | Chrofi             |
| DA-103 (Revision C) - Second Floor Plan                    | 15 July 2020 | Chrofi             |
| DA-104 (Revision C) - Existing Studio Plan                 | 15 July 2020 | Chrofi             |
| DA-105 (Revision C) - Existing Garage Plan                 | 15 July 2020 | Chrofi             |
| DA-106 (Revision D) - Roof Plan                            | 15 July 2020 | Chrofi             |
| DA-201 (Revision D) - Elevations                           | 15 July 2020 | Chrofi             |
| DA-202 (Revision D) - Elevations                           | 15 July 2020 | Chrofi             |
| DA-301 (Revision C) - Sections                             | 15 July 2020 | Chrofi             |

| <b>Reports / Documentation – All recommendations and requirements contained within:</b> |              |                    |
|---|--------------|--------------------|
| <b>Report No. / Page No. / Section No.</b>  | <b>Dated</b> | <b>Prepared By</b> |

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. Add Condition 29 - Compliance with Other Department, Authority or Service Requirement**

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

- Ausgrid Referral Response (not dated).

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

## **Important Information**

This letter should therefore be read in conjunction with DA2019/0080 dated 12 July 2019 and Mod2019/0623 dated 8 April 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 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

Rodney Piggott, Manager Development Assessments

Date 28/10/2020