

21 April 2021

Turnbull Planning International Pty Ltd
2301 / 4 Daydream Street
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2021/0002
Address: Lot 7 DP 20346 , 13 Vista Avenue, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA96/2017 granted for alterations and additions to the existing 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

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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0002
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Turnbull Planning International Pty Ltd
Land to be developed (Address):	Lot 7 DP 20346 , 13 Vista Avenue BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA96/2017 granted for alterations and additions to the existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	21/04/2021
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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
S4.55:01	26/03/2021	Action Plans
S4.55:04	26/03/2021	Action Plans
S4.55:06	26/03/2021	Action Plans
S4.55:07	26/03/2021	Action Plans
S4.55:08	26/03/2021	Action Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BCA Compliance Assessment (Ref: P19175)	15/09/2019	BCA Vision

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.

B. Modify Condition No. 8 (2PT04) to read as follows:

The carport is not to be enclosed on the north or east elevations (including enclosure by the installation of garage door/s or gates) without separate development consent.

Reason: To maintain the open nature of the streetscape and ensure compliance with this consent.

Important Information

This letter should therefore be read in conjunction with **DA97/2017** dated 16/06/2017 and **DA97/2017 - Part 2** dated 20/11/2017 .

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 Nick Keeler, Planner

Date 21/04/2021