

13 April 2023

Tanya Middleton
41 Lewis Street
BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam

Application Number: Mod2023/0098
Address: Lot 2 DP 19067 , 41 Lewis Street, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA2018/1234 granted for Alterations and additions to an 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,



Clare Costanzo
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0098
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Tanya Middleton
Land to be developed (Address):	Lot 2 DP 19067 , 41 Lewis Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA2018/1234 granted for Alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	13/04/2023
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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
Sheet 02 Site Plan	16 February 2023	Drafting Plans
Sheet 06 Proposed Lower Ground Floor Plan	16 February 2023	Drafting Plans
Sheet 07 Proposed Ground Floor Plan	16 February 2023	Drafting Plans
Sheet 08 Proposed First Floor Plan	16 February 2023	Drafting Plans
Sheet 09 Proposed Roof Plan	16 February 2023	Drafting Plans
Sheet 10 Proposed Carport Plan	16 February 2023	Drafting Plans
Sheet 11 Elevations	16 February 2023	Drafting Plans
Sheet 12 Elevations	16 February 2023	Drafting Plans
Sheet 13 Elevations	16 February 2023	Drafting Plans
Sheet 14 Sections	16 February 2023	Drafting Plans
Sheet 15 Doors, Windows Schedule	16 February 2023	Drafting Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
Sheet 19 Landscape Plan	16 February 2023	Drafting Plans

Waste Management Plan		
Drawing No.	Dated	Prepared By
Sheet 21 Erosion and Sediment Control/Waste Management Plan	16 February 2023	Drafting Plans

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 DA2018/1234.

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 Clare Costanzo, Planner

Date 13/04/2023