

11 August 2022



Bridget Jane Holmewood
37 Radio Avenue
BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam

Application Number: Mod2022/0303
Address: Lot 14 DP 13468 , 37 Radio Avenue, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA2021/0617 granted for Demolition works and Construction of a new dwelling and 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,



Olivia Ramage
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0303
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Bridget Jane Holmewood
Land to be developed (Address):	Lot 14 DP 13468 , 37 Radio Avenue BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA2021/0617 granted for Demolition works and Construction of a new dwelling and swimming pool

DETERMINATION - APPROVED

Made on (Date)	11/08/2022
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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
MOD01 - Site Analysis	1 June 2022	Action Plans
MOD02 - Roof Plan	1 June 2022	Action Plans
MOD06 - Proposed Garage Floor Level	1 June 2022	Action Plans
MOD07 - Proposed Ground Floor Plan	1 June 2022	Action Plans
MOD08 - Proposed First Floor Level	1 June 2022	Action Plans
MOD09 - Proposed North/South Elevations	1 June 2022	Action Plans
MOD10 - Proposed East/West Elevations	1 June 2022	Action Plans
MOD11 - Proposed Cross/Long Sections	1 June 2022	Action Plans

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1216286S_04	29 April 2022	Action Plans
Geotechnical Letter	20 June 2022	Ascent Geotechnical Consulting

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:

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 DA2021/0617 dated 23 June 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 Olivia Ramage, Planner

Date 11/08/2022