

20 October 2022

Angela Lorna Winter
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2022/0403
Address: Lot 23 DP 9561 , 1 Tutus Street, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA2021/1130 granted for Demolition works and construction of 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,



Grace Facer
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0403
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Angela Lorna Winter
Land to be developed (Address):	Lot 23 DP 9561 , 1 Tutus Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA2021/1130 granted for Demolition works and construction of a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	19/10/2022
-----------------------	------------

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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan - Drawing No.DA03 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Basement Plan - Drawing No.DA05 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Lower Ground Plan - Drawing No.DA06 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Ground Floor Plan - Drawing No.DA07 Revision M2	12 June 2022	Achilles Apostolellis Architecture
First Floor Plan - Drawing No.DA08 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Roof Plan - Drawing No.DA09 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Section A Plan - Drawing No.DA10 Revision M2	12 June 2022	Achilles Apostolellis Architecture
Section B Plan - Drawing No.DA11 Revision M2	12 June 2022	Achilles Apostolellis Architecture
North Elevation - Drawing No.DA12 Revision M2	12 June 2022	Achilles Apostolellis Architecture
South Elevation - Drawing No.DA13 Revision M2	12 June 2022	Achilles Apostolellis Architecture
East Elevation - Drawing No.DA14 Revision M2	12 June 2022	Achilles Apostolellis Architecture

West Elevation - Drawing No.DA15 Revision M2	12 June 2022	Achilles Apostolellis Architecture
--	--------------	------------------------------------

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No.1195996S_03	13 July 2022	Building Sustainability

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 No.1C Limitations of the Modified Approval to read as follows:

This consent is only for the works on the Approved Architectural Plans.

No approval is granted under this modification for any pre-existing structures on site or any other works shown (or omitted) on the plans.

Reason: To ensure compliance with the terms of this consent.

Important Information

This letter should therefore be read in conjunction with DA2021/1130 dated 28 September 2021 and MOD2022/0149 dated 23 May 2022.

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



northern
beaches
council

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Name Grace Facer, Planner

Date 19/10/2022