

11 October 2021

Kevin Scott Mooney
1 Tabalum Road
BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam

Application Number: Mod2021/0509
Address: Lot 20 DP 758044 , 1 Tabalum Road, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA2020/0077 granted for demolition works and construction of a 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:	Mod2021/0509
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kevin Scott Mooney
Land to be developed (Address):	Lot 20 DP 758044 , 1 Tabalum Road BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA2020/0077 granted for demolition works and construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	11/10/2021
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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
A00 Cover Page RevA	21 June 2021	Legend Design Studio
A01 Site Plan RevA	21 June 2021	Legend Design Studio
A02 Site Analysis Plan RevA	21 June 2021	Legend Design Studio
A05 Garage RevA	21 June 2021	Legend Design Studio
A07 Level 2 RevA	21 June 2021	Legend Design Studio
A09 Roof Plan RevA	21 June 2021	Legend Design Studio
A10 Section A RevA	21 June 2021	Legend Design Studio
A11 Section B RevA	21 June 2021	Legend Design Studio
A13 South (Cutler RD Streetscape) Elevation RevA	21 June 2021	Legend Design Studio
A14 West Elevation RevA	21 June 2021	Legend Design Studio
A15 North Elevation RevA	21 June 2021	Legend Design Studio
A17 Area Calculations RevA	21 June 2021	Legend Design Studio

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment to Support Modification	24 June 2021	White Geotechnical Group
Stormwater Design Certificate	12 July 2021	Northern Beaches Consulting Engineers Pty Ltd
Bushfire Addendum Report	8 July 2021	Building Code & Bushfire Hazard Solutions
Arborist Statement to Support Modification	29 June 2021	Hugh the Arborist
BASIX Certificate No. 1040129S_05	7 July 2021	Efficient Living Pty Ltd

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

Important Information

This letter should therefore be read in conjunction with DA2020/0077.

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 submitted to Council 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 11/10/2021