

20 October 2020



Rich Carr Architects
Unit 5, 20-22 Cleland Road
ARTARMON NSW 2064

Dear Sir/Madam

Application Number: Mod2020/0451
Address: Lot 2 DP 11936 , 31 Woodbine Street, NORTH BALGOWLAH NSW 2093
Proposed Development: Modification of Development Consent DA2020/0841 granted for alterations and additions to a dwelling house including swimming pool

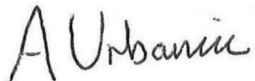
Please find attached the Notice of Determination for the above mentioned Application.

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,



Adam Urbancic
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0451
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rich Carr Architects
Land to be developed (Address):	Lot 2 DP 11936 , 31 Woodbine Street NORTH BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2020/0841 granted for alterations and additions to a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	20/10/2020
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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
s96 1051, Site Analysis Plan & Calcs, Issue A	8 September 2020	Rich Carr Architects Pty Ltd
s96 1101, Plan, Section & Landscape Plan, Issue A	8 September 2020	Rich Carr Architects Pty Ltd

Engineering Plans		
Drawing No.	Dated	Prepared By
s96 1901, Sediment Control & WMP, Issue A	8 September 2020	Rich Carr Architects Pty Ltd

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. 1B - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	19 October 2020

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Important Information

This letter should therefore be read in conjunction with DA2020/0841, dated 24 August 2020.

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

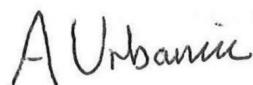
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination 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 Adam Urbancic, Planner

Date 20/10/2020