

23 September 2019



Lawton Hurley Pty Ltd
33-39 Riley Street
WOOLLOOMOOLOO NSW 2011

Dear Sir/Madam

Application Number: Mod2019/0296
Address: Lot A DP 373783 , 11 Beatty Street, BALGOWLAH HEIGHTS NSW 2093
Proposed Development: Modification of Development Consent DA0253/2017 granted for alterations and additions to the existing dwelling house

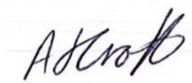
Please find attached the Notice of Determination for the above mentioned Application.

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,



Adam Croft
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0296
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lawton Hurley Pty Ltd
Land to be developed (Address):	Lot A DP 373783 , 11 Beatty Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA0253/2017 granted for alterations and additions to the existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	18/09/2019
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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
DA03 Ground Floor Plan	Issue A, June 2019	Lawton Hurley
DA04 First Floor Plan	Issue A, June 2019	Lawton Hurley
DA05 Roof and Site Plan	Issue A, June 2019	Lawton Hurley
DA06 Elevation and Section	Issue A, June 2019	Lawton Hurley
DA07 Elevation and Section	Issue A, June 2019	Lawton Hurley
DA08 Elevation and Section	Issue A, June 2019	Lawton Hurley
DA09 Elevation and Section	Issue A, June 2019	Lawton Hurley
DA10 Long Section	Issue A, June 2019	Lawton Hurley

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A350732	18 June 2019	Sustainability-Z Pty Ltd
NSW RFS Referral Response Letter	19 July 2019	NSW RFS

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

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

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Concept Plan	June 2019	Kate Hewitt Landscape Design

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Add Condition 2A - NSW Rural Fire Service to read as follows:

All recommended conditions included within the NSW RFS referral response are to be complied with.

Reason: To provide adequate bush fire protection to the development on site commensurate with the bush fire risk.

Important Information

This letter should therefore be read in conjunction with DA0253/2017 - Approved 29 March 2018. .

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 Croft, Planner

Date 18/09/2019