

12 March 2019



Matt Elkan Architect
Suite 1 6 Waratah Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2018/0697
Address: Lot 173 DP 11497 , 65 Bangaroo Street, NORTH BALGOWLAH NSW 2093
Proposed Development: Modification of Development Consent DA2017/1129 granted for Alterations and Additions to an existing dwelling including a new rear deck and pergola

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,



Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0697
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Matt Elkan Architect
Land to be developed (Address):	Lot 173 DP 11497 , 65 Bangaroo Street NORTH BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2017/1129 granted for Alterations and Additions to an existing dwelling including a new rear deck and pergola

DETERMINATION - APPROVED

Made on (Date)	12/03/2019
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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 / Documentation

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
S96 1	Dec 2018	Matt Elkan Architect
S96 2	Dec 2018	Matt Elkan Architect
S96 3	Dec 2018	Matt Elkan Architect
S96 4	Dec 2018	Matt Elkan Architect
S96 5	Dec 2018	Matt Elkan Architect
S96 6	Dec 2018	Matt Elkan Architect
S96 7	Dec 2018	Matt Elkan Architect
S96 8	Dec 2018	Matt Elkan Architect
S96 9	Dec 2018	Matt Elkan Architect
S96 10	Dec 2018	Matt Elkan Architect

Reports / Documentation – All recommendations and requirements contained within:		
Report Title / No.	Dated	Prepared By

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 DA2017/1129 dated 29 January 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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed

On behalf of the Consent Authority



Name

Nick England, Planner

Date

12/03/2019