

21 May 2019



Dece Design
104 William Street
NORTH MANLY NSW 2100

Dear Sir/Madam

Application Number: Mod2019/0034
Address: Lot 20A DP 350345 , 36 Beatty Street, BALGOWLAH HEIGHTS
NSW 2093
Proposed Development: Modification of Development Consent DA0315/2015 granted for
alterations and additions to 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,



Anna Williams
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0034
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Dece Design
Land to be developed (Address):	Lot 20A DP 350345 , 36 Beatty Street BALGOWLAH HEIGHTS NSW 2093
Proposed Development:	Modification of Development Consent DA0315/2015 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	15/05/2019
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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
S4.55.01 Site Plan	7 January 2019	Case Ornsby
S4.55.02 Proposed Second Floor Plan	7 January 2019	Case Ornsby
S4.55.03 Proposed First Floor Plan	7 January 2019	Case Ornsby
S4.55.04 Proposed Ground Floor Plan	7 January 2019	Case Ornsby
S4.55.05 Proposed Basement Plan	7 January 2019	Case Ornsby
S4.55.06 Proposed Roof Plan	7 January 2019	Case Ornsby
S4.55.07 Proposed Elevations - East & West	7 January 2019	Case Ornsby
S4.55.08 Proposed Elevation - North	7 January 2019	Case Ornsby
S4.55.09 Proposed Elevation - South & Section A	7 January 2019	Case Ornsby
S4.55.10 Proposed Section B	7 January 2019	Case Ornsby
S4.55.11 Proposed Section C	7 January 2019	Case Ornsby

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

- 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:

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

B. Delete Condition ANS25 to read as follows:

ANS25

DELETED

C. Delete Condition ANS26 to read as follows:

ANS26

DELETED

Important Information

This letter should therefore be read in conjunction with DA0315/2015 - Approved 16 June 2016
DA0315/2015 - Part 2 - Approved 15 August 2017. .

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 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.

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.

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

Signed

On behalf of the Consent Authority



Name Anna Williams, Manager Development Assessments

Date 15/05/2019