

19 July 2022

Joanna Margaret Baxter  
12 Bareena Drive  
BALGOWLAH HEIGHTS NSW 2093

Dear Sir/Madam

**Application Number:** Mod2022/0276  
**Address:** Lot 6 DP 758044 , 12 Bareena Drive, BALGOWLAH HEIGHTS NSW 2093  
**Proposed Development:** Modification of Development Consent DA2021/1222 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Brittany Harrison  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0276
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Joanna Margaret Baxter
<b>Land to be developed (Address):</b>	Lot 6 DP 758044 , 12 Bareena Drive BALGOWLAH HEIGHTS NSW 2093
<b>Proposed Development:</b>	Modification of Development Consent DA2021/1222 granted for Alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	19/07/2022
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA01 - Site Plan/Site Analysis (Issue B)	12 May 2022	Fineline
DA05 - North & West Elevations (Issue F)	12 May 2022	Fineline
DA06 - South & West Elevations (Issue F)	12 May 2022	Fineline
DA08 - Colours and Finishes Schedule (Issue B)	19 July 2022	Fineline

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate (No: A421405_02)	12 July 2022	Fineline
Bushfire Safety Provisions Compliance Certificate (Ref: 79BA – 2105 – 2)	12 July 2022	Sydney Bushfire Consultants

##### 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 10A - External Roof Finish to read as follows:**

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

**Important Information**

This letter should therefore be read in conjunction with DA2021/1222 dated 22 December 2021.

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 lodged on the NSW Planning portal 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



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**Name**                      Brittany Harrison, Planner

**Date**                        19/07/2022