

13 November 2017



Sharon Sutton , Chris Orlando Huggett
29 Condoever Street
NORTH BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2017/0265
Address: Lot 406 DP 14137 , 29 Condoever Street, NORTH BALGOWLAH
NSW 2093
Proposed Development: Modification of Development Consent DA2017/0225 granted for
alterations and additions to an 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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0265
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Sharon Sutton Chris Orlando Huggett
Land to be developed (Address):	Lot 406 DP 14137 , 29 Condover Street NORTH BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2017/0225 granted for alterations and additions to an existing dwelling house

DETERMINATION - APPROVED

Made on (Date)	13/11/2017
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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
DA 1A Amendment A	August 2017	JJ Drafting
DA 2A Amendment A	August 2017	JJ Drafting
DA 4A Amendment A	August 2017	JJ Drafting
DA 5A Amendment A	August 2017	JJ Drafting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No.A275436_02	11 October 2017	JJDrafting

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. (DACPLB01)

B. Add Condition No. 2A - 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
RFS NSW	Referral - RFS - 29 Condoover Street North Balgowlah

(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 Department, Authority or Body's. (DACPLB02)

Important Information

This letter should therefore be read in conjunction with DA2017/0225 dated 27 June 2022.

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

Signature _____

Name Nick England, Planner

Date 13/11/2017