

24 July 2020

Van Sarkis Bardzhamian
28 Woodbine Street
NORTH BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2020/0324
Address: Lot 200 DP 11497 , 28 Woodbine Street, NORTH BALGOWLAH
NSW 2093
Proposed Development: Modification of Development Consent DA2019/1136 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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0324
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Van Sarkis Bardzhamian
Land to be developed (Address):	Lot 200 DP 11497 , 28 Woodbine Street NORTH BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2019/1136 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	24/07/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

Delete Condition No. 14 Vehicle Crossings

The Applicant is to construct one vehicle crossing 3.5 metres wide at layback and 5.0 metres wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/5 EL and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property

Add Condition No. 14a Vehicle Crossings

The Applicant is to construct one vehicle crossing 3.5 metres wide at layback and 6.2 metres wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/5 EL and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property

Important Information

This letter should therefore be read in conjunction with DA2019/1130 dated 12 November 2019.

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 Thomas Burns, Planner

Date 24/07/2020