

5 September 2022



Johns Lyng Group Limited
11 McIlwraith Street
WETHERILL PARK NSW 2164

Dear Sir/Madam

Application Number: Mod2022/0344
Address: Lot Y DP 402956 , 85 Powderworks Road, NORTH NARRABEEN
NSW 2101
Proposed Development: Modification of Development Consent DA2022/0384 granted for
Construction of a carport

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,



Brittany Harrison
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0344
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Johns Lyng Group Limited
Land to be developed (Address):	Lot Y DP 402956 , 85 Powderworks Road NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2022/0384 granted for Construction of a carport

DETERMINATION - APPROVED

Made on (Date)	05/09/2022
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A002, Site Plan, Rev. C2	12 July 2022	Structability C Engineers
A101, Proposed Ground Floor & Roof Plan, Rev. C2	12 July 2022	Structability C Engineers
A301, Elevations 1 of 2, Rev. C2	12 July 2022	Structability C Engineers
A302, Elevations 2 of 2, Rev. C2	12 July 2022	Structability C Engineers
A401, Sections, Rev. C2	12 July 2022	Structability C Engineers

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment Report	16 July 2022	NR Engineering Consultants Pty

		Ltd.
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b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) 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.

Important Information

This letter should therefore be read in conjunction with DA2022/0384 dated 28 April 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.

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



Name Brittany Harrison, Planner

Date 05/09/2022