

1 November 2021



Nanna Margrethe Lesiuk
PO Box 275
AVALON BEACH NSW 2107

Dear Sir/Madam

Application Number: Mod2021/0221
Address: Lot A DP 342891 , 20 Palm Beach Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2020/0214 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,



Rodney Piggott
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2021/0221
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Nanna Margrethe Lesiuk
Land to be developed (Address):	Lot A DP 342891 , 20 Palm Beach Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2020/0214 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	29/10/2021
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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
MOD.06 (Proposed Site Plan)	10/8/21	Housed By Nanna Lesiuk
MOD.07 (Modified Ground Floor Plan)	10/8/21	Housed By Nanna Lesiuk
MOD.08 (Modified First Floor Plan)	10/8/21	Housed By Nanna Lesiuk
MOD.09 (Modified Second Floor Plan)	10/8/21	Housed By Nanna Lesiuk
MOD.12 (Modified Roof Plan)	10/8/21	Housed By Nanna Lesiuk
MOD. 13 (Modified West Elevations)	10/8/21	Housed By Nanna Lesiuk
MOD.14 (Modified East Elevations)	10/8/21	Housed By Nanna Lesiuk
MOD.15 (Modified North Elevations)	10/8/21	Housed By Nanna Lesiuk
MOD.16 (Modified South Elevations)	10/8/21	Housed By Nanna Lesiuk
MOD.17 (Modified Sections)	10/8/21	Housed By Nanna Lesiuk
MOD.24 (Modified Sections 2)	10/8/21	Housed By Nanna Lesiuk

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

BASIX Certificate, Ref. A412802	13 April 2021	GRS Building Reports
Geotechnical Review Letter, Ref. AG 19104B	9 August 2021	Ascent Geotechnical Consulting

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 8A 'Surrender of Development Consent No. DA2019/0827' to read as follows:

Prior to the issue of any Construction Certificate, Development Consent No. DA2019/0827 is to be surrendered to Council.

Reason: To ensure consistency with this consent including the deletion of the swimming pool.

Important Information

This letter should therefore be read in conjunction with DA2020/0214 dated 11 June 2020.

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 submitted to Council 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 Rodney Piggott, Manager Development Assessments

Date 29/10/2021