

11 July 2022



Kristina Nedeljkovic
78 Powderworks Road
NORTH NARRABEEN NSW 2101

Dear Sir/Madam

Application Number: Mod2022/0237
Address: Lot X DP 420819 , 78 Powderworks Road, NORTH NARRABEEN
NSW 2101
Proposed Development: Modification of Development Consent DA2021/0333 granted for
demolition works and construction of a dwelling house including
swimming pool

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 Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0237
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kristina Nedeljkovic
Land to be developed (Address):	Lot X DP 420819 , 78 Powderworks Road NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2021/0333 granted for demolition works and construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	06/07/2022
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
1-3 - Site and Site Analysis Plan - 4.55	April 2022	High Design
2-3 - Proposed Ground Floor Plan - 4.55	April 2022	High Design
3-3 - Elevations and Sections - 4.55	April 2022	High Design

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

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Add Condition 8A - Bathroom window at western elevation to read as follows:

The upper level ensuite window at the west elevation is to be fixed as well as obscured.

Details are to be provided prior to the issue of a Construction Certificate.

Reason: To minimise overlooking and privacy impact.

Important Information

This letter should therefore be read in conjunction with DA2021/0333.

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 Thomas Prosser, Planner

Date 06/07/2022