

26 May 2022



Nicole Lee Blackband
18 Libya Crescent
ALLAMBIE HEIGHTS NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0144
Address: Lot 19 DP 758016 , 18 Libya Crescent, ALLAMBIE HEIGHTS NSW 2100
Proposed Development: Modification of Development Consent DA2021/1190 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,



Stephanie Gelder
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0144
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Nicole Lee Blackband
Land to be developed (Address):	Lot 19 DP 758016 , 18 Libya Crescent ALLAMBIE HEIGHTS NSW 2100
Proposed Development:	Modification of Development Consent DA2021/1190 granted for alterations and additions to a Dwelling House

DETERMINATION - APPROVED

Made on (Date)	25/05/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition 7 - Amendments to the approved plans to read as follows:

The following amendments are to be made to the approved plans:

- A 1.65 metre privacy screen (measured from finished floor level) is to be erected for the entire length of the outermost south-eastern edge of the first floor balcony located off the sitting room as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.
- Window (W8) on the south-eastern elevation shall be opaque glazing to a minimum height of 1.5m (when measured from the finished floor level), or incorporate external fixed panels or louver style vertical privacy screening (with a maximum spacing of 20mm) to a minimum height of 1.5m over window (W8).

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

Important Information

This letter should therefore be read in conjunction with DA2021/1190 dated 7 October 2021.

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 Stephanie Gelder, Planner

Date 25/05/2022