

29 May 2012

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Mrs Nora Waugh
C/- Clarendon Homes Po Box 7105
BAULKHAM HILLS NSW 2153

Dear Sir/Madam

Application Number: Mod2012/0084
Address: Lot 3 DP 1167386
15 A Mons Road
NORTH BALGOWLAH NSW 2093
Proposed Development: Construction of 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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Tim Kearney
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2012/0084
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Mrs Nora Waugh
Land to be developed (Address):	Lot 3 DP 1167386 , 15 A Mons Road NORTH BALGOWLAH NSW 2093
Proposed Development:	Construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	29/05/2012
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The request to modify the above-mentioned Development Consent has been approved as follows:

Delete Condition Nos. 9. Project Ecologist, 10. Replacement Tree Planting and 13. Fauna Tree Hollow re-location from Development Consent No.DA2012/0197 which read as follows:

9. Project Ecologist

A Project Ecologist is to be employed for the duration of the clearing works to ensure appropriate habitat tree identification and application of habitat tree felling procedure as identified in the initial subdivision application (see DA2011/0494, Eco-Logical 2011 - Appendix C).

The Project Ecologist will provide certification that conditions relating to the habitat tree identification and felling are carried out. The Project Ecologist will ensure that all conditions relating to tree felling and fauna habitat management are fully implemented.

Reason: To ensure bushland management. (DACNEC07)

10. Replacement Tree Planting

In order to maintain canopy connectivity between Mons Rd and Clontarf Street, all trees requiring removal are to be replaced at a ratio of 2:1. All replacement plants must be locally occurring species as per the species list for Silvertop Ash-Brown Stringybark Forest available online;
http://www.warringah.nsw.gov.au/plan_dev/documents/SilvertopAsh-

BrownStringybarkLL.pdf

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with Council's Local Habitat Strategy (DACNECPCC2)

13. Fauna Tree Hollow re-location

During any vegetation clearance for Asset Protection Zones and construction works the Project Ecologist is to be present to re-locate any displaced fauna that may be disturbed during this activity.

Tree hollows are to be salvaged from trees within the development area and placed within the Conservation Areas within the Lots. This is to be done by a qualified and experienced Arborist, under the direction of the Project Ecologist.

Details prepared by the project ecologist in writing demonstrating compliance is to be submitted to the Principal Certifying Authority.

Reason: To ensure bushland management in accordance with Local Habitat Strategy 2007. (DACNEE01)

Reason: To remove conditions imposed by Council in error.

Important Information

This letter should therefore be read in conjunction with DA2012/0197 dated 16 April 2012.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Tim Kearney, Development Assessment Officer

Date 29/05/2012