

28 November 2018



FDC Construction & Fitout Pty Ltd  
22-24 Junction Street  
FOREST LODGE NSW 2037

Dear Sir/Madam

**Application Number:** Mod2018/0640  
**Address:** Lot 4 DP 65707 , 22 Wentworth Street, MANLY NSW 2095  
Lot 1 DP 72699 , 22 Wentworth Street, MANLY NSW 2095  
Lot 1 DP 72969 , 22 Wentworth Street, MANLY NSW 2095  
Lot 1 DP 979703 , 22 Wentworth Street, MANLY NSW 2095  
**Proposed Development:** Modification of Development Consent DA0253/2014 granted for  
demolition works, construction of a building and alterations to  
Drummond House.

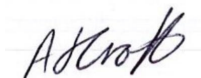
Please find attached the Notice of Determination for the above mentioned Application.

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Adam Croft  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2018/0640
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	FDC Construction & Fitout Pty Ltd
<b>Land to be developed (Address):</b>	Lot 4 DP 65707 , 22 Wentworth Street MANLY NSW 2095 Lot 1 DP 72699 , 22 Wentworth Street MANLY NSW 2095 Lot 1 DP 72969 , 22 Wentworth Street MANLY NSW 2095 Lot 1 DP 979703 , 22 Wentworth Street MANLY NSW 2095
<b>Proposed Development:</b>	Modification of Development Consent DA0253/2014 granted for demolition works, construction of a building and alterations to Drummond House.

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	28/11/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Modify Condition ANS32 to read as follows:

##### ANS32

That a suitably qualified arborist, minimum Level 5 AQF (Australian Qualification Framework), shall prepare a report to detail specific protection requirements and any methodologies required to be undertaken within the Tree Protection Zones and Structural Root Zones of existing trees on site, neighbouring properties and street trees to be retained, during demolition and construction. (NB: the extent of the TPZ's are as stated by the project arborists Landscape Matrix for Trees 'T4, T5 & T6', in their letter regarding 'Potential Impacts on Trees on Adjoining Property' dated 27 November 2014.)

This report shall be submitted to the Accredited Certifier, who shall issue it to all builders and contractors carrying out works on the site, prior to the issue of Construction Certificate. The project arborist shall then monitor the works to ensure the protection measures have been installed correctly and any methodologies are being adhered to on site, with a report confirming the health, structure, amenity and environmental value of the existing trees have not been adversely affected, shall be provided to the Accredited Certifier prior to the issue of the Final Occupation Certificate.

Reason: To ensure that the existing trees to be retained have adequate protection measures installed and the correct methodology for any demolition and construction works on site are undertaken, with care, so that no damage occurs to any specimen.

### Important Information

This letter should therefore be read in conjunction with DA0253/2014 - Approved 6 May 2015.

DA0253/2014 - Part 2 - Approved 15 August 2017.

Mod2018/0285 - Approved 11 July 2018. .

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.

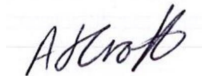
Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

### **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



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Name                      Adam Croft, Planner

Date                      28/11/2018