

4 November 2022



Pamela Rachel Drezner  
4 Dublin Avenue  
KILLARNEY HEIGHTS NSW 2087

Dear Sir/Madam

**Application Number:** Mod2022/0549  
**Address:** Lot 145 DP 231928 , 4 Dublin Avenue, KILLARNEY HEIGHTS NSW 2087  
**Proposed Development:** Alterations and additions to a dwelling house

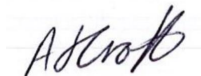
Please find attached the Notice of Determination for the above mentioned Application.

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](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>	Mod2022/0549
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Pamela Rachel Drezner
<b>Land to be developed (Address):</b>	Lot 145 DP 231928 , 4 Dublin Avenue KILLARNEY HEIGHTS NSW 2087
<b>Proposed Development:</b>	Alterations and additions to a dwelling house

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	03/11/2022
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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) Any plans and / or documentation submitted to satisfy the Conditions of this consent.
- b) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
1 Landscape Plan	Issue C, 16 March 2021	Dapple Designs
2 Plant List/Specification	Issue C, 16 March 2021	Dapple Designs

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

#### **B. Modify Condition 19. Landscape Completion to read as follows:**

##### **19. Landscape Completion**

Landscaping is to be implemented in accordance with the approved Landscape Plans, including the following requirement:

- i) the retaining walling along the side boundary shall not include any excavation encroachment into the adjoining property beyond the legal boundary, nor impact upon existing walling footings for the adjoining properties walling.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or

landscape designer shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: environmental amenity.

**C. Modify Condition 22. Street tree planting to read as follows:**

**22. Street tree planting**

Street trees shall be planted in accordance with the following:

- i) 1 x *Callistemon viminalis*, located within the road reserve on the south-west boundary of the site.

All street trees shall be a minimum pre-ordered planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees. All street trees shall be planted into a prepared planting hole 1m x 1m x 600mm depth, backfilled with a sandy loam mix or approved similar, mulched to 75mm depth minimum and maintained, including a four post and top and mid rail timber tree guard, and watered until established, and shall generally be centralised within the road verge.

Reason: to maintain environmental amenity.

**Important Information**

This letter should therefore be read in conjunction with DA2020/1484 dated 3 February 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.

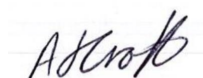
**Right of Appeal**

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 Adam Croft, Planner

Date 03/11/2022