

11 April 2018

David William Hancock , Sonja Adrian Hancock
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2017/0351
Address: Lot 10 DP 12435 , 25 Kevin Avenue, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0115/16 granted for the construction of new secondary dwelling

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,



Nick Armstrong
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0351
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	David William Hancock Sonja Adrian Hancock
Land to be developed (Address):	Lot 10 DP 12435 , 25 Kevin Avenue AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0115/16 granted for the construction of new secondary dwelling

DETERMINATION - APPROVED

Made on (Date)	11/04/2018
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The request to modify the above-mentioned Development Consent has been approved as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
001, 002, 003, 004, 005, 006, All Revision A	04/04/2017	Multidwell

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate 710120S_04	13/11/2017	N/A
Arboricultural Impact Assessment Report, 25 Kevin Avenue	06/12/2017	Naturally Trees

Add Conditions:

B13.

a) A Project Arborist with minimum qualification equivalent to AQF Level 5 is to be appointed prior to commencement of works.

b) The Project Arborist is to oversee all tree protection measures for the existing trees identified in the Arboricultural Impact Statement prepared by Naturally Trees, dated 6 December 2017, including T1 to T6 inclusive.

c) The Project Arborist is to familiarise themselves with and ensure compliance with any

other tree and environmental requirements conditioned under this consent.

d) All ground works in the vicinity of the existing trees shall be conducted under the supervision of the Project Arborist, to comply with section 4 - Arboricultural Method Statement, and Appendix 7.

e) all tree protection shall be in accordance with the recommendations provided within the approved Arboricultural Impact Assessment report (as applicable) and AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4

f) tree pruning to enable construction shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2009 Pruning of Amenity Trees

g) all tree protection measures, including fencing, are to be in place prior to the commencement

h) to minimise the impact on trees and vegetation to be retained and protected, no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained.

i) no tree roots greater than 50mm diameter are to be cut from protected trees unless authorized by a qualified Arborist on site

j) all structures are to bridge tree roots greater than 50mm diameter unless directed a qualified Arborist on site

k) should either or both i) and j) occur during site establishment and construction works, details shall be submitted by the Arborist to the Certifying Authority.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites, and protect the existing environmental amenity, and satisfy C1.1.

B14.

Documentary evidence including photographic material shall be submitted by the Project Arborist to the Certifying Authority that the proposed works have not impacted on the health of the existing trees.

Reason: To ensure compliance with the requirement to retain and protect significant planting on development sites, and protect the existing environmental amenity.

Important Information

This letter should therefore be read in conjunction with N0115/16.

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



Name Nick Armstrong, Planner

Date 11/04/2018