

6 November 2019

Pittwater RSL Club Ltd
Attn: Jason Manning 80-84 Mona Vale Road
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2019/0408
Address: Lot 26 DP 654262 , 80 - 82 Mona Vale Road, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent N0063/15 granted for internal and external alterations and additions to Pittwater RSL including the internal refurbishment of the existing club

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,



Anne-Marie Young
Planner

NOTICE OF DETERMINATION

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|----------------------------|-------------------------------------|
| Application Number: | Mod2019/0408 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

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|--|---|
| Applicant: | Pittwater RSL Club Ltd |
| Land to be developed (Address): | Lot 26 DP 654262 , 80 - 82 Mona Vale Road MONA VALE NSW 2103 |
| Proposed Development: | Modification of Development Consent N0063/15 granted for internal and external alterations and additions to Pittwater RSL including the internal refurbishment of the existing club |

DETERMINATION - APPROVED

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| Made on (Date) | 22/10/2019 |
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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) Modification Approved Plans

| Architectural Plans - Endorsed with Council's stamp | | |
|--|--------------|--------------------|
| Drawing No. | Dated | Prepared By |
| A-013 - Issue P2 Northern Ground Floor Plan | August 2019 | Curtin Architects |
| A-014 Issue P1 Northern Roof Plan | August 2019 | Curtin Architects |
| A-110 Issue P2 Elevations and Sections | August 2019 | Curtin Architects |

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

B. Modify Condition B6 Protection of Trees and Vegetation to read as follows:

a) Existing trees and vegetation shall be retained and protected including:

- i) all trees and vegetation within the site beyond the extent of works,
- ii) all road reserve trees and vegetation.

b) Tree protection shall be generally undertaken as follows:

- i) all tree protection shall be in accordance with AS4970- 2009 Protection of Trees on Development Sites, including the provision of temporary fencing to protect existing trees within 5 metres of development,
 - ii) removal of existing tree roots greater than 25mm is not permitted without consultation with a AQF Level 5 Arborist,
 - iii) existing ground levels shall remain under the tree protection zone of trees to be retained, unless authorised by AQF Level 5 Arborist,
 - iv) any tree roots exposed during excavation with a diameter greater than 25mm within the tree protection zone must be assessed by an AQF Level 5 Arborist. Details including photographic evidence of works undertaken shall be submitted to the Certifying Authority,
 - v) 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,
 - vi) no tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by a AQF Level 5 Project Arborist on site,
 - vii) all structures are to bridge tree roots greater than 25mm diameter unless directed by a AQF Level 5 Arborist on site,
 - viii) excavation for stormwater lines and all other utility services is not permitted within the tree protection zone, without consultation with a AQF Level 5 Arborist, including advice on root protection measures,
 - ix) should either or all of vi), vii) and viii) occur during site establishment and construction works, a AQF Level 5 Arborist shall provide recommendations for tree protection measures. Details including photographic evidence of works undertaken shall be submitted by the Arborist to the Certifying Authority,
 - x) any temporary access to, or location of scaffolding within the tree protection zone of a protected tree or any other tree to be retained during the construction works, is to be undertaken using the protection measures specified in sections 4.5.3 and 4.5.6 of AS 4970-2009,
 - xi) 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.
- c) All protected trees are to be retained for the life of the development, or for their safe natural life. Trees that die or are removed by approval must be replaced with a locally native canopy tree.

Reason: to retain and protect significant planting on development and adjoining sites.

Important Information

This letter should therefore be read in conjunction with N0063/15 dated 2 April 2015.

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 should be submitted to Council within 3 months 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 Anne-Marie Young, Planner

Date 22/10/2019