

22 March 2022



AMDE Construction Pty Ltd
2/28 Orchard Road
BROOKVALE NSW 2100

Dear Sir/Madam

Application Number: Mod2022/0125
Address: Lot 2352 DP 1256637 , 4 Munoorra Street, SEAFORTH NSW 2092
Proposed Development: Modification of Development Consent DA2021/1812 granted for the 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 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,



Daniel Milliken
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0125
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	AMDE Construction Pty Ltd
Land to be developed (Address):	Lot 2352 DP 1256637 , 4 Munoorra Street SEAFORTH NSW 2092
Proposed Development:	Modification of Development Consent DA2021/1812 granted for the construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	22/03/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Delete Condition No. 6 - Tree Protection Plan.

B. Modify Condition No. 13 - Tree Removal Within the Property, to read as follows:

This consent approves the removal of the following tree(s) within the property (as recommended in the Tree Data Schedule and as shown on the Landscape Concept Plan):

- i) tree 1 Cheese tree
- ii) tree 2 Magnolia
- iii) tree 3 Camellia

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact Assessment do not require Council consent for removal.

Reason: To enable authorised development works.

C. Modify Condition No. 20 - Street Tree Planting, to read as follows:

Street trees shall be planted in accordance with the Manly Council Street Tree Master Plan shall be planted as follows:

- Two (2) Cheese Trees - Glochion ferdinandi.

Street tree planting shall be a minimum planting size of 75 litres, and shall meet the requirements of Natspec - Specifying Trees.

The street tree shall be installed 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 be located at least 2 metres from any structures including driveways, kerbs and paths and shall generally be centralised within the road verge.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To maintain environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA2021/1812 dated 8 March 2022.

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 submitted to Council 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 Daniel Milliken, Principal Planner

Date 22/03/2022