

13 November 2018



Far East Land & Housing Development Company PTE LTD
C/- Sam Crawford Architects Level 2 17 Federation Road
NEWTOWN NSW 2042

Dear Sir/Madam

Application Number: Mod2018/0471
Address: Lot 135 DP 12749 , 35 Robertson Road, SCOTLAND ISLAND NSW 2105
Proposed Development: Modification of Development Consent N0176/16 granted for construction of new two storey 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,



Rebecca Englund
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0471
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Far East Land & Housing Development Company PTE LTD
Land to be developed (Address):	Lot 135 DP 12749 , 35 Robertson Road SCOTLAND ISLAND NSW 2105
Proposed Development:	Modification of Development Consent N0176/16 granted for construction of new two storey dwelling

DETERMINATION - APPROVED

Made on (Date)	13/11/2018
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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 documents listed in the 'Notice to Application of Determination of a Development Application' for N0176/16, as amended, and in accordance with the following:

a) Modification Approved Documents:

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Assessment Report	22 August 2018	Birds Tree Consultancy

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

B. Add new Condition B27 to read as follows:

A Project Ecologist is to be employed to ensure fauna (such as possums) using tree hollows in the tree are safely relocated during or prior to the tree removal.

The Project Ecologist will provide certification to the principal certifying authority that all conditions relating to the tree removal are fully implemented.

The Project Ecologist must be an experienced wildlife handler and be a Practising member of the NSW Ecological Consultants Association.

Reason: Fauna Management.

C. Add new Condition D20 to read as follows:

During or prior to tree removal the Project Ecologist is to be present to rescue and re-locate any displaced fauna including the Possum using the tree hollow.

This is to be done by a qualified and experienced Arborist/tree climber, under the direction of the Project Ecologist.

Details prepared by the project ecologist demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: Fauna Management

D. Add new Condition E21 to read as follows:

The Project Ecologist is to provide written certification to confirm strict adherence with the requirements of conditions B27 and D20 of this consent.

Reason: Fauna Management

E. Add new Condition E22 to read as follows:

Two (2) semi advanced 25 litre Spotted Gums are to be planted onsite, in the former location of T32, to compensate for the removal of this significant tree. Tree replacement plantings are to be certified by the project ecologist prior to the issuance of an occupation certificate and are to be safely retained for the life of the development.

Reason: Tree replacement.

Important Information

This letter should therefore be read in conjunction with Development Consent N0176/16 dated 5 September 2016, Modification Application N0176/16/S96/1 dated 8 December 2016, and Modification Application N0176/16/S96/2 dated 25 July 2017.

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.



northern
beaches
council

Signed On behalf of the Consent Authority

R. Englund.

Name Rebecca Englund, Principal Planner

Date 13/11/2018