

14 March 2022



Probuild Project Management Pty Ltd
Shop 1, 60 Penshurst Street
WILLOUGHBY NSW 2068

Dear Sir/Madam

Application Number: Mod2022/0113
Address: Lot 1 DP 202857 , 7 Trentwood Park, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent DA2019/0394 granted for 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,



Claire Ryan
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0113
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Probuild Project Management Pty Ltd
Land to be developed (Address):	Lot 1 DP 202857 , 7 Trentwood Park AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0394 granted for Construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	14/03/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition Condition 22 Tree Removal to read as follows:

This consent approves the removal of the following tree(s) within the property (as recommended and identified in the Arboricultural Impact Assessment prepared by Tree Wise Men, dated August 2017, and the Abridged Arboricultural Impact Assessment dated 6 February 2022):

- T11, T13, T17A, T18, T25 and T26.
- T27 is not approved for removal.

A qualified AQF level 5 Arborist shall identify these trees on site and tag or mark prior to removal.

Reason: To enable authorised development works.

Important Information

This letter should therefore be read in conjunction with DA2019/0394 dated 13 September 2019 and Mod2021/0986 dated 2 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 Claire Ryan, Principal Planner

Date 14/03/2022