

8 November 2018



Site Specific Designs
11 Hill Street
WARRIEWOOD NSW 2102

Dear Sir/Madam

Application Number: Mod2018/0545
Address: Lot 194 DP 16719 , 15 Gondola Road, NORTH NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2018/0394 granted for construction of a secondary dwelling and associated landscaping works

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:	Mod2018/0545
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Site Specific Designs
Land to be developed (Address):	Lot 194 DP 16719 , 15 Gondola Road NORTH NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2018/0394 granted for construction of a secondary dwelling and associated landscaping works

DETERMINATION - APPROVED

Made on (Date)	08/11/2018
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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 following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA01 S96 - Site and Roof Plan	21/09/2018	Sheralee Hogan
DA02 S96 - Ground Floor Plan	21/09/2018	Sheralee Hogan
DA03 S96 - Section 1	21/09/2018	Sheralee Hogan
DA04 S96 - Elevations 1	21/09/2018	Sheralee Hogan
DA05 S96 - Elevations 2	21/09/2018	Sheralee Hogan

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, Ref. 896591S_02	09/10/2018	Chapman Environmental Services

d) 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. (DACPLB01)

B. Modify Condition 14. Landscaping to read as follows:

Landscaping is to be implemented in accordance with the Site Plan DA01, inclusive of the screening being nominated on the plan and continued along the western boundary adjacent to the secondary dwelling. This planting as nominated shall be Lillypilly hedging capable of attaining **a minimum of 3m in height along the southern and eastern boundaries and 4m in height along the western boundary at maturity**, planted at a minimum 200mm pot size, and planted no more than 1m apart.

Additionally, at least two (2) locally native canopy trees are to be provided on site to achieve a mature height of 6m, with the planting location being in the central yard. These shall be planted at minimum 75 litre size. Each tree planted is to have a minimum area of 3 metres x 3 metres and a minimum 8m³ within this area to ensure growth is not restricted. Canopy trees are to be located a minimum of 3 metres from existing and proposed built structures.

The new landscaping is to be approved as completed by the Certifying Authority upon the issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed.

This landscaping is to then be maintained for the life of the development.

Reason: To ensure the built form is softened and complemented by landscaping, reflecting scale and form of development. (Control C1.1)

Important Information

This letter should therefore be read in conjunction with DA2018/0394.

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 08/11/2018