

14 September 2022



Rdo Architect
Po Box 69
NEWTOWN NSW 2042

Dear Sir/Madam

Application Number: Mod2022/0363
Address: Lot 3 DP 511677 , 1 A The Serpentine, BILGOLA BEACH NSW 2107
Proposed Development: Modification of Development Consent REV2021/0037 granted for alterations and additions to 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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0363
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rdo Architect
Land to be developed (Address):	Lot 3 DP 511677 , 1 A The Serpentine BILGOLA BEACH NSW 2107
Proposed Development:	Modification of Development Consent REV2021/0037 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	14/09/2022
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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
025 BIL DA10 Rev C S4.55	24/06/2022	RDO Architect
025 BIL DA20 Rev C S4.55	24/06/2022	RDO Architect
025 BIL DA21 Rev C S4.55	24/06/2022	RDO Architect
025 BIL DA30 Rev C S4.55	24/06/2022	RDO Architect
025 BIL DA31 Rev C S4.55	24/06/2022	RDO Architect

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A400358_05	27/06/2022	RDO Architect
Arboricultural Impact Assessment	21/05/2022	Growing My Way Tree Consultants
Bushfire Advice (Ref: BL-519422)	18/07/2022	Bushfire Planning & Design

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B. Add Condition No. 12A - 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 Arboricultural Impact Assessment):

- i) tree 20(A) and 20(B) - Cabbage Tree Palms, as identified in the Plans, subject to tree replacement,
- ii) 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.

C. Modify Condition No. 14 - Installation and Maintenance of Sediment Control to read as follows:

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

D. Add Condition No. 20A - Required Tree Planting to read as follows:

Two (2) *Livistona australis* (Cabbage Tree Palms) shall be planted within the property in accordance with the following:

- i) the palm planting shall be a minimum pre-ordered planting size of at least 1 metre tall clear trunk, and shall meet the requirements of Natspec - Specifying Trees,
- ii) planted 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, and watered until established, and shall be located at least 3.0 metres from buildings and other trees, and at least 1.5 metres from common boundaries, and located either within garden bed or within a prepared bed within lawn.

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 REV2021/0037 dated 09/02/2022.

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 lodged on the NSW Planning portal 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 Nick Keeler, Planner

Date 14/09/2022