

23 October 2020



Australian National Builders Pty Ltd
37 Mellor Place
BONNYRIGG HEIGHTS NSW 2177

Dear Sir/Madam

Application Number: Mod2020/0269
Address: Lot 15 DP 241344 , 30 Lyly Road, ALLAMBIE HEIGHTS NSW 2100
Proposed Development: Modification of Development Consent DA2016/0117 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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0269
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Australian National Builders Pty Ltd
Land to be developed (Address):	Lot 15 DP 241344 , 30 Lyly Road ALLAMBIE HEIGHTS NSW 2100
Proposed Development:	Modification of Development Consent DA2016/0117 granted for construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	23/10/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1E - 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
A104 (Rev D)	14 May 2020	Mark Hurcum Design Practice
A105 (Rec C)	14 May 2020	Mark Hurcum Design Practice
SK03 (Rev A)	18 June 2020	Mark Hurcum Design Practice

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
L-01	2 June 2020	Space Landscape Designs

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

B. Modify Condition 34 - Required Planting to read as follows:

- a) Screen planting along the rear of the site above the terrace is to comprise native species capable of attaining a minimum height of 3 metres at maturity at minimum 3m centres with a minimum pot size of 25 litres at planting.
- b) Planting is to be provided in in a prepared garden bed with suitable soil medium and minimum 75mm mulch.
- c) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

C. Add Condition 37 - Landscape completion certification to read as follows:

- a) Landscaping is to be implemented in accordance with the Landscape Plan Drawing No. L-01 Rev C dated 02/06/20 prepared by Space Landscape Designs.
- b) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape designer or horticulturalist shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been completed in accordance with the approved landscape plan and inclusive of any conditions of consent.
- c) Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or horticulturalist shall be submitted to the Principal Certifying Authority, certifying that the landscape works have been established and maintained in accordance with the approved landscape plan.

Reason: To ensure that the landscape treatments are installed to provide landscape amenity.

D. Add Condition 38 - Landscape maintenance to read as follows:

- i) Trees shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilized as required at the time of planting.
- ii) If any tree, shrub or groundcover required to be planted under this consent fails, they are to be replaced with similar species to maintain the landscape theme and be generally in accordance with the approved Landscape Plan.

Reason: To maintain local environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA2016/0117 dated 19 July 2016, MOD2018/0271 dated 25 October 2018 & MOD2020/0094 dated 20 May 2020.

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

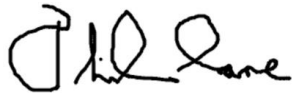
Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

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 Phil Lane, Principal Planner

Date 23/10/2020