

12 September 2018

Binet Homes
PO Box 519
EPPING NSW 1710

Dear Sir/Madam

Application Number: Mod2018/0373
Address: Lot 4 DP 22726 , 13 Therry Street, AVALON BEACH NSW 2107
Proposed Development: Modification of consent N0339/16 for proposed two storey dwelling with attached double garage and swimming pool

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:	Mod2018/0373
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Binet Homes
Land to be developed (Address):	Lot 4 DP 22726 , 13 Therry Street AVALON BEACH NSW 2107
Proposed Development:	Modification of consent N0339/16 for proposed two storey dwelling with attached double garage and swimming pool

DETERMINATION - APPROVED

Made on (Date)	12/09/2018
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - Modification of Consent - 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) Supporting Documentation

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Impact Assessment	18/06/2018	Glenyss Laws

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. (DACPLB01)

B. Add Condition B22 to read as follows:

All previous conditions within N0339/16 are to be upheld with the amendment of Tree 18 being approved for removal. All landscaping is to comply with Landscape Plan by Conzept Landscape Architect, dated August 2016 drawing no. LPS9617-033/1.

Reason: Environmental protection.

C. Add Condition B23 to read as follows:

Tree 18 is to be replaced with either a *Elaeocarpus reticulatus* (Bluberry Ash) or a *Syzygium australe* 'Pinnacle' (Pinnacle Lilly Pilly) with a pot size of 75L that will achieve a minimum maturity height of 6m as per the recommendation contained within the submitted Arborist Report (Glenyss Laws, dated 18/06/2018). The tree is to be located within the front yard of the subject site.

Reason: To ensure appropriate replacement planting

Important Information

This letter should therefore be read in conjunction with N0339/16 and N0339/16/S96/1.

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 12/09/2018