

25 August 2021



Ross Jauncey
Building Certificates 4u Po Box 7048
GWYNNEVILLE NSW 2500

Dear Sir/Madam

Application Number: Mod2021/0190
Address: Lot 27 DP 28669 , 950 Barrenjoey Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2018/0563 granted for the construction of a new dwelling house with internal lift and garage

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,



Adam Mitchell
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0190
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Ross Jauncey
Land to be developed (Address):	Lot 27 DP 28669 , 950 Barrenjoey Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2018/0563 granted for the construction of a new dwelling house with internal lift and garage

DETERMINATION - APPROVED

Made on (Date)	25/08/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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
DA.01 Rev. G	21 July 2021	Sarah Blacker
DA.02B Rev. E	21 July 2021	Sarah Blacker
DA.03 Rev. G	21 July 2021	Sarah Blacker
DA.04 Rev. G	21 July 2021	Sarah Blacker
DA.05 Rev. G	21 July 2021	Sarah Blacker
DA.07 Rev. F	21 July 2021	Sarah Blacker
DA.08 Rev. F	21 July 2021	Sarah Blacker
DA.09 Rev. F	21 July 2021	Sarah Blacker

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-002 Rev. D	26 August 2020	SDT Landscape
L-003 Rev. E	18 August 2021	SDT Landscape

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

B. Modify Condition 14 - Delineation Asset Protection Zone - to read as follows:

Prior to the commencement of any onsite building works or commencement of vegetation clearance/modification for Inner Protection Zone establishment, the boundary between the natural bushland zone and the construction area as identified on Drawing DA.01(Rev B) is to be surveyed and marked clearly on the ground. A temporary heavy duty orange mesh fence is to be erected on the surveyed boundary between the natural bushland zone and the construction area for the duration of construction work. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to commencement of works.

Reason: To ensure that vegetation identified for retention and management is protected during and after construction.

C. Delete Condition 22a - Garage Roof.

D. Modify Condition 18 - Provision of Landscape Working Drawings - to read as follows:

Detailed landscape working drawings and specifications, which comply in all respects with the conditions of development consent, are to be submitted to the Accredited Certifier with the Construction Certificate application. Each plan/sheet is to be certified by a qualified landscape architect or ecologist and a bushfire consultant, confirming that the plans/details for the works to be carried out will achieve the relevant conditions of the development consent. In particular, the landscape working drawing is to provide full details of the following:

- Relocation of Trees 1 and 7 (Cabbage Palms -*Livistona australis*) to a suitable location on site;
- New compensatory plantings of at least eight (8) locally native canopy trees consistent with the Spotted Gum Forest and/or Littoral Rainforest EECs. Tree species must be selected to achieve
- Understory plantings shall be comprised of at least 80% species (of the total number of species) list of the Pittwater Spotted Gum Forest and/or Littoral Rainforest EECs;
- Clear indication of the location of all existing trees and vegetation to be retained, removed and/or TPZ and SRZ as stated within the associated arborist report;
- A planting schedule including stratum, species/common names, species quantities, pot sizes and
- The proposed finished treatment of garden areas, including soil depth and retaining walls and the
- The incorporation of at least 5 x locally native shrubs, with a minimum maturity height of 3m, plus planter boxes atop of the garage.
- The incorporation of at least 1 x locally native small tree, with a minimum maturity height of 5m, the planter boxes atop of the garage.
- The ground covers proposed atop of the garage are to extend under the elevated front deck and

Reason: Protection and retention of existing biodiversity values, Littoral Rainforest and Pittwater Spotted Gum Endangered Ecological Communities on site.

E. Add Condition 52 - Landscape Maintenance - to read as follows:

If any landscape materials/components or planting under this consent fails, they are to be replaced with

similar materials/components. Trees, shrubs and groundcovers required to be planted under this consent are to be mulched, watered and fertilised as required at the time of planting.

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 and any conditions of consent.

All weeds are to be removed and controlled in accordance with the NSW Biosecurity Act 2015.

Reason: To maintain local environmental amenity.

Important Information

This letter should therefore be read in conjunction with DA2018/0563 dated 13 December 2018 and MOD2020/0447 dated 21 December 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

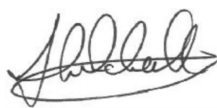
You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination 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 Adam Mitchell, Principal Planner

Date 25/08/2021