

17 September 2021



Stephen Mark Crosby
48 Robertson Road
SCOTLAND ISLAND NSW 2105

Dear Sir/Madam

Application Number: Mod2021/0415
Address: Lot 1 DP 585445 , 37 Hilltop Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0568/16 granted for alterations & additions to dwelling

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,



Kent Bull
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0415
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stephen Mark Crosby
Land to be developed (Address):	Lot 1 DP 585445 , 37 Hilltop Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0568/16 granted for alterations & additions to dwelling

DETERMINATION - APPROVED

Made on (Date)	17/09/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Insert New Condition A0 to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the documents listed in the 'Notice of Applicant of Determination of Development Application' for N0568/16, dated 8 March 2017, as amended by the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
2136-DA 01 A (Site Plan & Long Section)	14.5.21	Stephen Crosby & Assoc. Pty Ltd.
2136-DA 02 A (Floor Plans Level 1 & 2)	14.5.21	Stephen Crosby & Assoc. Pty Ltd.
2136-DA 03 A (Garage Plan & Driveway)	14.5.21	Stephen Crosby & Assoc. Pty Ltd.
2136-DA 04 A (Section)	14.5.21	Stephen Crosby & Assoc. Pty Ltd.
2136-DA 05 A (Elevations)	14.5.21	Stephen Crosby & Assoc. Pty Ltd.

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, Ref. A264560_02	19 May 2021	Stephen Crosby & Associates
Geotechnical Comments for Section 4.55, Ref. J1005C	21 May 2021	White Geotechnical Group Pty Ltd

Arboricultural Assessment	26 May 2021	Syncarpia Vegetation Management
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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.

B. Add Condition E8 Tree Plantings (Front Yard) under heading 'Matters to be satisfied prior to the issue of Occupation Certificate' to read as follows:

Landscaping is to be implemented in accordance with the following requirements:

- i) One (1) native canopy tree selected from the below species list are to be planted within between the dwelling house and the front boundary wall.
- ii) The tree planting shall be a minimum 25 litre container size, located within 9m² deep soil area wholly within the site and be located a minimum of 3 metres from existing and proposed buildings, and other trees.
- iii) The tree species may be selected from the following list: *Allocasuarina littoralis* – Black She-oak, *Allocasuarina torulosa* – Forest Oak, *Angophora costata* - Sydney Red Gum/Smooth-barked Apple, *Angophora floribunda* - Roughbarked Apple, *Ceratopetalum gummiferum* - NSW Christmas Bush, *Eucalyptus botryoides* - Bangalay Gum, *Eucalyptus maculate* - Spotted Gum, *Elaeocarpus reticulatus* - Blueberry Ash, *Eucalyptus punctate* - Grey Gum, *Eucalyptus umbra* - Bastard Mahogany, *Glochidial ferdinandi* - Cheese Tree or *Syncarpia glomulifera* – Turpentine.

Prior to the completion of the development, a landscape report prepared by a landscape architect, landscape designer or qualified arborist shall be submitted to the Certifying Authority, certifying that the tree planting have been completed in accordance with the conditions of consent.

Reason: To maintain the natural environment/native tree canopy of Pittwater as the predominant feature of the landscape with built form being a secondary component when viewed from Hilltop Road.

Important Information

This letter should therefore be read in conjunction with N0568/16 dated 8 March 2017.

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 submitted to Council 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 Kent Bull, Planner

Date 17/09/2021