

7 February 2023

Kim Marie Williams
950 Barrenjoey Road
PALM BEACH NSW 2108

Dear Sir/Madam

Application Number: Mod2023/0016
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,



Dean Pattalis
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0016
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kim Marie Williams
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)	07/02/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

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:

- (a) Relocation of Tree 7 to a suitable location on site;
- (b) New compensatory plantings of at least eight (8) locally native canopy trees consistent with the characteristic species of the Pittwater Spotted Gum Forest and/or Littoral Rainforest EECs. Tree species must be selected to achieve a minimum mature height of 8.5m;
- (c) Understory plantings shall be comprised of at least 80% species (of the total number of species) selected from the characteristic species list of the Pittwater Spotted Gum Forest and/or Littoral Rainforest EECs;
- (d) Clear indication of the location of all existing trees and vegetation to be retained, removed and/or proposed. This should incorporate the TPZ and SRZ as stated within the associated arborist report;
- (e) A planting schedule including stratum, species/common names, species quantities, pot sizes and staking details;
- (f) The proposed finished treatment of garden areas, including soil depth and retaining walls and the location of underground services.
- (g) The incorporation of at least 5 x locally native shrubs, with a minimum maturity height of 3m, planted with a minimum pot size of 25L, in the planter boxes atop of the garage.
- (h) The incorporation of at least 1 x locally native small tree, with a minimum maturity height of 5m, planted with a minimum pot size of 75L, in the planter boxes atop of the garage.

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

Important Information

This letter should therefore be read in conjunction with DA2018/0563, Mod2020/0447, Mod2021/0190, Mod2022/0112.

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

Dean Pattalis, Planner

Date

07/02/2023