

Annexure A**DETERMINATION OF APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT**

Modification Application No: DA-416/2020/3

Development Consent modified: DA-416/2020

Description of development to be carried out under the consent (as previously modified): Demolition of the existing dwelling house at 117-119 O'Sullivan Road, Bellevue Hill NSW 2023 and construction of a seniors housing development comprising of 10 self-contained dwellings over part two, part three and part four storeys ((inclusive of roof level) and basement and lower ground parking levels for 21 on-site car spaces

Address and particulars of title of land on which development to be carried out: The land legally described as Lot 9 in Section 1 in Deposited Plan 5932 also known as 117-119 O'Sullivan Road, Bellevue Hill NSW 2023.

Description of modification to the development consent: Deletion of Condition C.1(c)

Determination: Conditions E.11 and E.13 of Development Consent DA-416/2020 are to be modified as follows:

E.11 Level changes in the vicinity of trees

No level changes shall occur within the specified radius from the trunks of the following trees.

Council Ref No.	Species	Location	Radius from centre of trunk (metres)
1	<i>Ficus macrocarpa</i> (Chinese Banyan tree)	Road reserve	5
3	<i>Tristanopsis laurina</i> (Water gum)	Road reserve	2.5
15	<i>Ficus macrocarpa</i> (Chinese Banyan tree)	Western boundary	6
23	<i>Pittosporum undulatum</i> (Native Daphne)	Western boundary	4
26	<i>Cupressus spp</i> (Cypress pine)	113 O'Sullivan Rd	0.9
27	<i>Cupressus spp</i> (Cypress pine)	113 O'Sullivan Rd	0.7

The project arborist shall document compliance with the above condition.

E13 Footings in the vicinity of trees

Footings for any structure within the specified radius from the trunks of the following trees shall be supported using an isolated pier and beam system.

Council Ref No.	Species	Location	Radius from centre of trunk (metres)
15	<i>Ficus microcarpa</i> (Chinese Banyan tree)	Western boundary	6
23	<i>Pittosporum undulatum</i> (Native Daphne)	Western boundary	4
26	<i>Cupressus spp</i> (Cypress pine)	113 O'Sullivan Rd	0.9
27	<i>Cupressus spp</i> (Cypress pine)	113 O'Sullivan Rd	0.7

Excavations for installation of piers shall be located so that no tree root with a diameter equal to or in excess of 50mm is severed or damaged. The smallest possible area shall be excavated which allows construction of the pier. The beam is to be placed a minimum of 100mm above ground level and is to be designed to bridge all tree roots with a diameter equal to or in excess of 50mm.