

18 January 2022



Mona Vale 3 Pty Ltd  
C/- BBF Planners 1/9 Narabang Way  
BELROSE NSW 2085

Dear Sir/Madam

**Application Number:** Mod2021/0709  
**Address:** Lot 1 DP 219265 , 1797 Pittwater Road, MONA VALE NSW 2103  
Lot 2 DP 219265 , 38 Park Street, MONA VALE NSW 2103  
Lot 4 DP 76695 , 1795 Pittwater Road, MONA VALE NSW 2103  
**Proposed Development:** Modification of Development Consent DA2019/1072 for Demolition works and construction of a Seniors Housing development with basement parking & associated landscaping

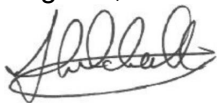
Please find attached the Notice of Determination for the above mentioned Application.

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Adam Mitchell  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0709
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Mona Vale 3 Pty Ltd
<b>Land to be developed (Address):</b>	Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103
<b>Proposed Development:</b>	Modification of Development Consent DA2019/1072 for Demolition works and construction of a Seniors Housing development with basement parking & associated landscaping

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	18/01/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

- A. **Delete Condition 12 – On-slab Planter Works.**
- B. **Delete Condition 23 - Tree Protection Plan.**
- C. **Delete Condition 24 – Transplanting Methodology.**
- D. **Delete Condition 35 – Tree Removal within the Property.**
- E. **Delete Condition 36 – Tree Removal with the Road Reserve.**
- F. **Delete Condition 46 – Project Arborist.**
- G. **Delete Condition 47 – Tree and Vegetation Protection.**
- H. **Modify Condition 51 - Landscape Works to read as follows:**

***Condition 51 - Works to be Completed prior to the issue of an Occupation Certificate***

*An Occupation Certificate cannot be issued for this development until the Occupation Certificate for Development Consent No. DA2020/1179 has been issued.*

*Reason: To ensure that all works are carried out in accordance with the intent of this Development Consent.*

- I. **Delete Condition 52 - Condition of Retained Vegetation.**
- J. **Delete Condition 61 - Community/Strata Management Statement.**
- K. **Delete Condition 64 - Garbage and Recycling Facilities.**
- L. **Delete Condition 65 - Unit Numbering for Multi Unit Developments (Residential, Commercial, and Industrial).**
- M. **Delete Condition 66 - House / Building Number.**
- N. **Delete Condition 67 - Undergrounding of Telecommunications Services.**
- O. **Delete Condition 69 - Occupation of Seniors Housing or Housing for Persons with a Disability.**

## **Important Information**

This letter should therefore be read in conjunction with DA2019/1072 dated 09 July 2020 and DA2020/1179 dated 10 February 2021.

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



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Name                          Adam Mitchell, Principal Planner

Date                            18/01/2022



northern  
beaches  
council