

16 August 2019

Adam Alamein
C/- Gartner Trovato Architects PO Box 1122
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2019/0211
Address: Lot 2 DP 12074 , 703 Barrenjoey Road, AVALON BEACH NSW 2107
Lot 1 DP 12074 , 701 Barrenjoey Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0516/17 granted for
Construction of a four 4 unit Seniors Living development with
basement car parking landscaping and strata subdivision

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,



Nick Keeler
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0211
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Adam Alamein
Land to be developed (Address):	Lot 2 DP 12074 , 703 Barrenjoey Road AVALON BEACH NSW 2107 Lot 1 DP 12074 , 701 Barrenjoey Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0516/17 granted for Construction of a four 4 unit Seniors Living development with basement car parking landscaping and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	16/08/2019
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - 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
A.01 Issue D	6 May 2019	Gartner Trovato Architects

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. Modify Condition B22 to read as follows:

All boundary fencing to the Kevin Avenue and Barrenjoey Road street frontages, with the exception of the stone fence as shown in the south elevation to Kevin Avenue, is to be of a see-through design and be finished with dark and earthy tones; and landscaping treatments between fencing and property boundaries are to include species that are capable of growing to heights that can conceal the boundary fences.

C. Modify Condition C13.1 to read as follows:

The provision of a vehicle crossing 5.5 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/3 and specifications. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

D. Delete Condition C4.b

Important Information

This letter should therefore be read in conjunction with N0516/17 dated 6 July 2018 and Mod2019/0072 dated 12 June 2019.

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 Nick Keeler, Manager Development Assessments

Date 16/08/2019