

28 June 2022



Hot House Projects Pty Ltd
Po Box 26
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2022/0075
Address: Lot 1 DP 1252335 , 701 Barrenjoey Road, AVALON BEACH NSW 2107
Proposed Development: Modification of Development Consent N0516/17 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,



Anne-Marie Young
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0075
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Hot House Projects Pty Ltd
Land to be developed (Address):	Lot 1 DP 1252335 , 701 Barrenjoey Road AVALON BEACH NSW 2107
Proposed Development:	Modification of Development Consent N0516/17 Construction of a four (4) unit Seniors Living development with basement car parking, landscaping and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	28/06/2022
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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
MOD 00 Rev A Cover Sheet	04.03.2022	Hot House Architects
MOD 001 Rev A Site Plan	04.03.2022	Hot House Architects
MOD 100 Rev A Level 1 Plan	04.03.2022	Hot House Architects
MOD 101 Rev A Level 2 Plan	04.03.2022	Hot House Architects
MOD 102 Rev A Level 3 Plan	04.03.2022	Hot House Architects
MOD 103 Rev A Roof Plan MOD 103	04.03.2022	Hot House Architects
MOD 200 Rev A Elevations MOD 200	04.03.2022	Hot House Architects
MOD 201 Rev A Elevation and External Finishes	04.03.2022	Hot House Architects
MOD 300 Rev A Section A-A	04.03.2022	Hot House Architects
MOD 301 Rev A Section B-B	04.03.2022	Hot House Architects
MOD 302 Rev A Section C-C	04.03.2022	Hot House Architects
MOD 303 Rev A Section D-D	04.03.2022	Hot House Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate Number 1268859M_02	24.03.2022	BCA Energy
Stormwater Management Report	22.12.2021	Barrenjoey Consulting Engineers

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

B. Add Condition A.1(b) Compliance with Other Department, Authority or Service Requirements conditions to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the Ausgrid Referral Response dated 5 June 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Amend Condition B.6 Landscape Plan to read as follows:

Landscaping is to be implemented in accordance with the approved Landscape Plan, Plan No. A09, Issue A, October 2017, prepared by Gartner Trovato Architects including the provision of turf and planting within the garden area to Unit 1. The new landscaping is to be approved as completed by the accredited certifier upon issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed. This landscaping is to then be maintained for the life of the development.

Reason: To maintain environmental amenity.

D. Amend Condition B.15 Materials and Colour scheme to read as follows:

Materials and colour schemes are to be in accordance with the details identified in drawing MOD 202 Rev A, dated 4 March 2022, prepared by Hot House Architects.

Roofing materials must be of low glare and reflectivity. The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure development is harmonious with the character and visual amenity of the area and ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

E. Add Condition C. 1(b) Amended plans to read as follows:

The following amendments are to be made to the approved plans:

The 'vent cowling' for the basement exhaust is to be housed in a louvered screen box to maintain visual amenity. The housing is to be finished in dark recessive colour similar to the roof finish.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure development is harmonious with the character and visual amenity of the area.

F. Add Condition C. 16B(b) Fire Safety to read as follows:

The development is required to comply with Clause C1.5, Volume 1 of the Building Code of Australia and in particular each sole occupancy unit is required to:

- (a) Have access to at least 2 exits; or
- (b) Its own direct access to a road or open space.

Where this requirement cannot be met the building is required to be of Type B construction.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of the Modified Construction Certificate.

Reason: To ensure adequate provision is made for fire safety and for building occupant safety.

Important Information

This letter should therefore be read in conjunction with N0516/17 dated 6 July 2018.

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.



northern
beaches
council

Signed

On behalf of the Consent Authority

A handwritten signature in blue ink, appearing to read 'A. Young', written over a horizontal line.

Name

Anne-Marie Young, Planner

Date

28/06/2022