

21 April 2022



J & G Knowles & Associates Pty Ltd  
C/- DFP Planning Pty Ltd PO Box 230  
PENNANT HILLS NSW 1715

Dear Sir/Madam

**Application Number:** Mod2021/0883  
**Address:** Lot 2 DP 1248056 , 25 - 27 Warriewood Road, WARRIEWOOD NSW 2102  
**Proposed Development:** Modification of Development Consent D2020/0579 granted for construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road

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,



Anne-Marie Young  
**Manager Development Assessments**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0883
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	J & G Knowles & Associates Pty Ltd
<b>Land to be developed (Address):</b>	Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102
<b>Proposed Development:</b>	Modification of Development Consent D2020/0579 granted for construction of a Residential Flat Building, semi-detached dwelling, dwelling house and Community Title Subdivision, including internal private road

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	21/04/2022
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA-020 Rev DA8 Site Plan	20.08.2021	V/A Architects
DA-021 Rev DA8 Site Plan Northern Boundary	20.08.2021	V/A Architects
DA-100 Rev DA13 Apartment Ground Floor Dwelling Lower Level Floor Plan	20.08.2021	V/A Architects
DA-101 Rev DA10 Apartment First Floor Dwelling Mid Level Floor Plan	20.08.2021	V/A Architects
DA-102 Rev DA9 Apartment Second Floor Dwelling Upper Level Floor Plan	20.08.2021	V/A Architects
DA-104 Rev DA9 Overall Roof Plan	20.08.2021	V/A Architects
DA-200 Rev DA7 Elevations	20.08.2021	V/A Architects
<b>Subdivision Plans</b>	<b>Dated</b>	<b>Prepared By</b>

Sheet 1 of 6 Rev E Subdivision Plan	15.09.2021	Survey Plus
Sheet 2 of 6 Rev E Subdivision Plan Stage 1 Facilitating Sub-division	15.09.2021	Survey Plus
Sheet 3 of 6 Rev E Subdivision Plan Stage 1 Facilitating Sub-division	15.09.2021	Survey Plus
Sheet 4 of 6 Rev E Stage 2 - Community Titled Subdivision	15.09.2021	Survey Plus
Sheet 5 of 6 Rev E Stage 3 - Community Titled Subdivision	15.09.2021	Survey Plus
Sheet 6 of 6 Rev E Detailed Survey Plan	15.09.2021	Survey Plus

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
SW201 Rev G Stormwater Concept Design Ground Floor Plan	28.09.2021	SGC Engineers
SW202 Rev G Stormwater Concept Design Roof Plan	28.09.2021	SGC Engineers
SW500 Rev G Stormwater Concept Design Music Catchment Plan	28.09.2021	SGC Engineers

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Compliance Statement	11.04.2021	3D Access
Access Performance Solution Report Rev 2 Ref 171022	22.12.2020	3D Access

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

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

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

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
TP01H Rev H Landscape Plan Composite Ground, First and Second Floor	05.10.2021	CDA Design Group Pty Ltd

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

**B. Add Condition 61A Landscape completion to read as follows:**

The indicated lawn areas in the Warriewood Road frontages of dwellings 1 to 11 inclusive shall be deleted and replaced with mass garden bed planting, consisting of native shrub planting installed at minimum 1 metre intervals of a minimum 200mm container size at planting, and native groundcover planting at 4 plants per metre square of a minimum 140mm container size at planting, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 50mm depth of mulch.

Amended Landscape Plans shall be issued to the Certifying Authority that certifies that the landscape works as imposed by conditions are completed.

Reason: Landscape ad environmentally amenity.

## Important Information

This letter should therefore be read in conjunction with DA2020/0579 dated 28 November 2020 and MOD2021/0004 dated 20 May 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 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



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Name Anne-Marie Young, Manager Development Assessments

Date 21/04/2022