

19 November 2020



Lendlease Retirement Living Holding Pty Ltd  
Level 14 Tower 3, International Towers Sydney Exchange Place 300 Barangaroo Avenue  
BARANGAROO NSW 2000

Dear Sir/Madam

**Application Number:** Mod2020/0508  
**Address:** Lot 100 DP 1114910 , 207 Forest Way, BELROSE NSW 2085  
Lot 7 DP 807906 , 199 Forest Way, BELROSE NSW 2085  
**Proposed Development:** Modification of Development Consent DA2018/1332 granted for demolition works, additions to Glenaeon Retirement Village, self contained dwellings, a new residential care facility, associated carparking, landscaping and public road modifications

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,



Lashta Haidari  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0508
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Lendlease Retirement Living Holding Pty Ltd
<b>Land to be developed (Address):</b>	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 7 DP 807906 , 199 Forest Way BELROSE NSW 2085
<b>Proposed Development:</b>	Modification of Development Consent DA2018/1332 granted for demolition works, additions to Glenaeon Retirement Village, self contained dwellings, a new residential care facility, associated carparking, landscaping and public road modifications

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	19/11/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Add Condition No.1A - Amendments to Landscape Plan to read as follows:

The Landscape Plans (Drawing L.DA.000.00 Scape Designs dated 27/07/2018), submitted in conjunction with the approved Development Application and as amended by these conditions of consent, is to include an additional *Angophora costata* tree on the site (Lot 100) in order to replace tree 126 that is proposed for removal.

Plans are to be amended and submitted to the Certifying Authority prior to the issue of the Construction Certificate.

**Reason:** To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls.

#### B. Modify Condition <39 - Tree Protection> to read as follows:

(a) Existing trees which must be retained

- i. All trees not indicated for removal on the approved plans, unless exempt under relevant planning
- ii. Trees located on adjoining land
- iii. all road reserve trees and vegetation with the exception of tree 126 and those noted on the approved plans, Arboricultural Impact Assessment for 207 Forestway Belrose dated 31st July 2018 and the exempt tree species 127, 128, 129, 130, 131, 132, 133 and 134.

Reason: Tree protection

**C. Delete Condition <40 -Project Arborist> to read as follows:**

1. A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.
2. The Project Arborist is to oversee all tree protection measures, removals and works adjacent to protected trees as outlined in the approved Tree Protection Plan and Arboricultural Impact Assessment dated 31 July 2018 prepared by Footprint Green with the exception of the additional removal of Tree 126 and the Arboricultural Impact Report dated 23 July 2018 prepared by Landscape Matrix and AS4970-2009 Protection of trees on development sites.
3. The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: Tree protection

## Important Information

This letter should therefore be read in conjunction with DA2018/1322, dated 1 May 2020.

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                      Lashta Haidari, Principal Planner

Date                      19/11/2020

