

3 November 2021



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

Dear Sir/Madam

Application Number: Mod2021/0711
Address: Lot 4 DP 76695 , 1795 Pittwater Road, MONA VALE NSW 2103
Lot 1 DP 219265 , 1797 Pittwater Road, MONA VALE NSW 2103
Lot 2 DP 219265 , 38 Park Street, MONA VALE NSW 2103
Lot 5 DP 77493 , 1793 Pittwater Road, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2020/1179 granted for
demolition works and construction of a Seniors Housing
development with basement parking & associated landscaping

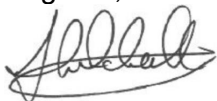
Please find attached the Notice of Determination for the above mentioned Application.

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

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,



Adam Mitchell
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0711
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Mona Vale 3 Pty Ltd
Land to be developed (Address):	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2020/1179 granted for demolition works and construction of a Seniors Housing development with basement parking & associated landscaping

DETERMINATION - APPROVED

Made on (Date)	03/11/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Amend Condition 20 - Tree Protection Plan to read as follows:

In order to protect existing trees and vegetation the following existing trees shall be protected in accordance with a Tree Protection Plan, based on the recommendations of the Arboricultural Impact Assessment reports dated 25 September 2019 and 17 September 2020:

i) 25 September 2019 report:

- T2 and T3 Melaleuca quinquernervia along Pittwater Road within the road reserve,
- T27 Corymbia maculata along Park Street within the road reserve,
- T4 Glochidion ferdinandi, T7 Michelia figo, T8 Magnolia grandiflora, T43 Cedrus deodara and T24 Brachychiton acerifolius within the site,
- T25 Melaleuca quinquernervia and T26 Callistemon salignus within adjoining property.

ii) 17 September 2020 report:

- T10 Melaleuca quinquernervia along Pittwater Road within the road reserve,
- T1, T2, and T3 Waterhousia floribunda and T11 Tibouchina grandulosa within adjoining property.

a) A Tree Protection Plan prepared by a AQF Level 5 Arborist with qualifications in arboriculture/horticulture, in accordance with AS4970-2009 Protection of trees on development sites, and consistent with the recommendations of the Arboricultural Impact Assessment prepared by Jacksons Nature Works dated 25 September 2019 (section 4. Recommendations) and 17 September 2020 (section 4. Recommendations), demonstrating as a minimum, the following:

- Layout of the approved development,
- Extent of permitted basement,
- Location of trees including trunk, structural root zone and tree protection zone,
- Location of tree protection fencing / barriers,
- General tree protection measures, including ground and trunk protection.

b) A schedule of site inspections, hold points and related certification of construction works near the existing trees the subject of the Tree Protection Plan.

c) The Tree Protection Plan is to be submitted to the Certifying Authority for approval prior to issue of a Construction Certificate.

d) Tree protection measures identified on the plan are to be in place prior to commencement of works.

e) No objection is raised to the removal of tree T22 being a Jacaranda mimosifolia provided that one (1) Syzigium luehmannii, planted at a pre-ordered 200 litre container size, is planted in the area of tree T22.

Reason: to ensure compliance with the requirement to retain and protect significant planting on the site

Important Information

This letter should therefore be read in conjunction with 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.



northern
beaches
council

Signed On behalf of the Consent Authority

A handwritten signature in black ink, appearing to read "Adam Mitchell", written over a horizontal line.

Name Adam Mitchell, Principal Planner

Date 03/11/2021