

18 March 2022



Platino Properties
Suite 11 Level 2 20 Young Street
NEUTRAL BAY NSW 2089

Dear Sir/Madam

Application Number: Mod2021/0793
Address: Lot 101 DP 1209504 , 5 Skyline Place, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent REV2019/0014 for subdivision of land into 2 allotments demolition of existing structures and construction of a mixed use development containing Seniors Housing units and commercial space

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,



Lashta Haidari
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0793
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Platino Properties
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent REV2019/0014 for subdivision of land into 2 allotments demolition of existing structures and construction of a mixed use development containing Seniors Housing units and commercial space

DETERMINATION - APPROVED

Made on (Date)	17/03/2022
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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
DA301 - Basement and Lower Floor Plan (Issue F)	20/08/21	PA Studio
DA302 - Ground Floor Plan I (Issue F)	20/08/21	PA Studio
DA303 - Levels 1 & 2 Floor Plans (Issue F)	20/08/21	PA Studio
DA304 - Levels 3 & 4 Floor Plans (Issue F)	20/08/21	PA Studio
DA305 - Levels 5 & Roof Plans (Issue F)	20/08/21	PA Studio
DA401 - Sections (Issue F)	20/08/21	PA Studio
DA501 - North Elevation (Issue F)	20/08/21	PA Studio
DA502 - West Elevation (Issue F)	20/08/21	PA Studio
DA503 -South Elevation (Issue F)	20/08/21	PA Studio
DA504 - East Elevation (Issue F)	20/08/21	PA Studio

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Traffic and Parking Impact Assessment	13/09/2021	Varga Traffic Planning

- 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:

Landscape Plans		
Drawing Number	Dated	Prepared By
Landscape Master Plan 1.0 – Issue F	29/09/21	Space Landscape Designs
Landscape Plan West – L-101 Issue F	29/09/21	Space Landscape Designs
Landscape Plan – L-102 External Communal Area Issue F	29/09/21	Space Landscape Designs
Landscape Plan East – L-201 Issue F	29/09/21	Space Landscape Designs
Landscape Plan Rooftop – 1.4 Issue F	29/09/21	Space Landscape Designs
Planting Plan Level 1 – L-100 Issue B	29/09/21	Space Landscape Designs
Landscape Plan Level 2 –L-200 - Issue	29/09/21	Space Landscape Designs

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

B. Modify Condition 2 - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
RFS	D19/1347	15/03/2019
RMS	SYD18/00985/04	26 November 2021
RFS	DA-2018-02401-S4.55-3	12 January 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.

Important Information

This letter should therefore be read in conjunction with DA2018/0995, dated 18 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 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.

Signed On behalf of the Consent Authority



Name Lashta Haidari, Principal Planner

Date 17/03/2022