

22 June 2021



Golf Avenue Pty Ltd
2/600 Darling Street
ROZELLE NSW 2039

Dear Sir/Madam

Application Number: Mod2021/0291
Address: Lot 1 DP 133456 , 50 - 52 Golf Avenue, MONA VALE NSW 2103
Lot 2 DP 133456 , 50 - 52 Golf Avenue, MONA VALE NSW 2103
Lot 1 DP 963829 , 50 - 52 Golf Avenue, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2020/0455 granted for
demolition works and construction of a residential flat building

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:	Mod2021/0291
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Golf Avenue Pty Ltd
Land to be developed (Address):	Lot 1 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103 Lot 2 DP 133456 , 50 - 52 Golf Avenue MONA VALE NSW 2103 Lot 1 DP 963829 , 50 - 52 Golf Avenue MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2020/0455 granted for demolition works and construction of a residential flat building

DETERMINATION - APPROVED

Made on (Date)	22/06/2021
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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
DA100 Issue F Lower Ground Floor Plan	04.05.21	PBD Architects
DA101 Issue F Ground Floor Plan	04.05.21	PBD Architects
DA102 Issue F Level 1 Plan	04.05.21	PBD Architects
DA103 Issue F Level 2 Plan	04.05.21	PBD Architects
DA104 Issue F Roof Plan	04.05.21	PBD Architect
DA200 Issue F Elevations - 01	04.05.21	PBD Architects
DA201 Issue F Elevations - 02	04.05.21	PBD Architects
DA202 Issue F Elevations - 03	04.05.21	PBD Architects
DA300 Issue F Section AA	04.05.21	PBD Architects

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate Revision 1090600M_03	21.05.21	Eco Certificates

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:

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

B. Modify Condition 47 Landscape completion to read as follows:

Landscaping is to be implemented in accordance with the Landscape Plans identified as LP01 (issue 06), LP02 (issue 08), LP03 (issue 06), and LP04 (issue 03), prepared by Black Beetle Landscape Architecture and Design, inclusive of the following conditions:

i) all tree planting shall be located at least 3 metres from any building, located at least 2 metres from common boundaries and at least 4 metres from each and all other trees.

Prior to the issue of an Occupation Certificate, a landscape report prepared by a landscape architect or landscape designer shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: environmental amenity

Important Information

This letter should therefore be read in conjunction with **YOU MUST ENTER THE PREVIOUS DETAILS OF MODS AND ORIGINAL DA in Assessment Finish**

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 Anne-Marie Young, Planner

Date 22/06/2021