

25 October 2021



Opal Aged Care
Level 11 420 George Street
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2021/0444
Address: Part Lot 2 DP 595174 , 184 Garden Street, WARRIEWOOD NSW 2102
Proposed Development: Modification of Development Consent N0123/17 for Demolition of an existing aged care facility and construction of a new residential aged care facility

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,



Peter Robinson
Executive Manager Development Assessment

NOTICE OF DETERMINATION

Application Number:	Mod2021/0444
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Opal Aged Care
Land to be developed (Address):	Part Lot 2 DP 595174 , 184 Garden Street WARRIEWOOD NSW 2102
Proposed Development:	Modification of Development Consent N0123/17 for Demolition of an existing aged care facility and construction of a new residential aged care facility

DETERMINATION - APPROVED

Made on (Date)	20/10/2021
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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
DA-1101, Issue B	28/05/2021	Group GSA
DA-2000, Issue D	28/05/2021	Group GSA
DA-2001, Issue D	28/05/2021	Group GSA
DA-3000, Issue D	28/05/2021	Group GSA
DA-3001, Issue C	28/05/2021	Group GSA
DA-3100, Issue C	28/05/2021	Group GSA

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BCA Compliance Letter - S180203	10 June 2021	Formiga

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
LA000	25/05/2021	Taylorbrammer
LA01	27/06/2019	Taylorbrammer
LA02	18/05/2021	Taylorbrammer
LA03	18/05/2021	Taylorbrammer
LA04	27/06/2019	Taylorbrammer
LA05	18/05/2021	Taylorbrammer
LA06	23/05/2021	Taylorbrammer
LD01	27/06/2019	Taylorbrammer
LD02	18/06/2021	Taylorbrammer
LD03	18/06/2021	Taylorbrammer

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

Important Information

This letter should therefore be read in conjunction with N0123/17 dated 2 October 2018 and MOD2019/0342 dated 15 October 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



northern
beaches
council

A handwritten signature in black ink, appearing to read 'P. Robinson', positioned above a horizontal line.

Name Peter Robinson
Executive Manager Development Assessment
Date 20/10/2021

NOTE: Signed by Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979 and EP&A Regulation 2000 as determined by the Sydney North Planning Panel on 20/10/2021.