

11 October 2022



Newquest Property
1 / 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2022/0275
Address: Lot 1 DP 228962 , 1 Drew Place, BELROSE NSW 2085
Lot 2 DP 228962 , 1 Drew Place, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2020/1072 granted for
Construction of a Seniors Housing development, including
demolition works, new access driveway and front fence

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,



Steven Findlay
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2022/0275
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Newquest Property
Land to be developed (Address):	Lot 1 DP 228962 , 1 Drew Place BELROSE NSW 2085 Lot 2 DP 228962 , 1 Drew Place BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2020/1072 granted for Construction of a Seniors Housing development, including demolition works, new access driveway and front fence

DETERMINATION - APPROVED

Made on (Date)	28/09/2022
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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
DA00 Rev B Cover Sheet	08.03.2022
DA02 Rev H Roof Plan	29.08.2022
DA04 Rev G First Floor Plan	29.08.2022
DA 05 Rev C Section 01	08.03.2022
DA06 Rev C Section 02	08.03.2022
DA07 Rev C Section 03	08.03.2022
DA08 Rev C Elevation 01	08.03.2022
DA09 Rev F Elevation 02	29.08.2022
DA10 Rev D Elevation 03	31.03.2022

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

B. Modify Condition 12 Amendment to the approved plans to read as follows:

(a) Vertical louvre privacy screens

(i) **Unit 5** - A vertical louvre fin privacy screen, with fins angled 45 degrees to the north west is to be included inside the balustrade to the north side of the balcony of Unit 5 and extend from floor level to at minimum the underside of the pergola beam, for a minimum 4.0m in length from the eastern side/wall of the balcony

(ii) **Unit 6** - A 400mm high x 500mm wide planter box shall be provided to the northern edge of the Unit 6 terrace extending a distance of 4.8 metres from the western edge of the balcony in an easterly direction. A 400mm high vertical louvre fin privacy screen, with fins angled 45 degrees to the north west shall be fixed atop of the northern balustrade for its entire length.

The finish of the louvres should consider sunlight reflectivity and seek to minimise impact on surrounding properties.

(b) Study not to be used as a bedroom

The study shall remain open to the living room, no doors are permitted to enclose the space which cannot be used as a bedroom.

(c) Landscape Plan

The Landscape Plan is to be amended to include landscaping plantings along the eastern boundary with mixture of species and heights to soften the visual impact of the two storey elevation

(d) Lift Overrun

The exterior of the lift over-run is to be finished in the same material & colour as the roof it passes through and is to appear a recessive roof element

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To achieve development outcomes with high standard, quality urban design that responds to the existing or desired future character of areas and to maintain and improve the amenity of public and private land.

Important Information

This letter should therefore be read in conjunction with DA2020/1072 dated 10 March 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 lodged on the NSW Planning portal 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

Steven Findlay, Manager Development Assessments

Date

28/09/2022