

3 June 2022



Tomasy Planning Pty Ltd
1 / 41 - 49 Darley Street East
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2022/0120
Address: Lot 1 DP 1275920 , 9 - 11 Birdwood Avenue, COLLAROY NSW 2097
Proposed Development: Modification of Development Consent DA2020/0432 for
Construction of a Seniors Housing or Housing for Persons with a
Disability and Strata Subdivision

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,



Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0120
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Tomasy Planning Pty Ltd
Land to be developed (Address):	Lot 1 DP 1275920 , 9 - 11 Birdwood Avenue COLLAROY NSW 2097
Proposed Development:	Modification of Development Consent DA2020/0432 for Construction of a Seniors Housing or Housing for Persons with a Disability and Strata Subdivision

DETERMINATION - APPROVED

Made on (Date)	03/06/2022
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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
DA.01 Issue D	10 February 2022	edaa
DA.04 Issue D	10 February 2022	edaa
DA.05 Issue D	10 February 2022	edaa

Reports / Documentation – All recommendations and requirements contained within:		
Report Title / No.	Dated	Prepared By
Geotechnical Assessment 2019-139	18 March 2022	Crozier Geotechnical Consultants

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 No.	Dated	Prepared By

LALP103 / F	1 March 2022	black beetle
LALP104 / D	1 March 2022	black beetle

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 DA2020/0432 dated 9 December 2020.

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 Nick England, Planner

Date 03/06/2022