

## Annexure A

### DETERMINATION OF APPLICATION FOR MODIFICATION OF DEVELOPMENT CONSENT

<b>Modification Application No:</b>	Mod2024/0220
<b>Development Consent modified:</b>	DA2019/1260
<b>Description of development to be carried out under the consent (as previously modified):</b>	Demolition of existing structures and construction of a seniors housing development comprising 10 dwellings
<b>Address and particulars of title of land on which development to be carried out:</b>	27 and 29 North Avalon Road, Avalon Beach (Lot 32 DP 8394, Lot 33 DP 8394)
<b>Description of modification to the development consent:</b>	The minor increase in height of the lift overrun and carpark and garbage room exhaust structure, and minor modification of the front fence design at 27 and 29 North Avalon Road, Avalon.

**Determination:** The development consent is modified as follows:

1. Amend Condition [1] to read as

**1. Approved plans and supporting documentation**

The development must be carried out in compliance (except as amended by any other conditions of consent) with the following:

a. Approved Plans & Documents

<b>Approved Plans</b>			
<b>Drawing No.</b>	<b>Revision</b>	<b>Date</b>	<b>Prepared By</b>
Site Plan -030	J	16.06.2022	Environa Studio
Basement Plan - 101	J	16.06.2022	Environa Studio
Level 1 - 102	N	21.06.2022	Environa Studio
Level 2 - 103	M	21.06.2022	Environa Studio
Roof Level - 110	L	16.06.2022	Environa Studio
<b><u>Sections AA+BB - 120</u></b>	<b><u>J</u></b>	<b><u>03.04.2024</u></b>	<b><u>Environa Studio</u></b>
Basement Ramp - 121	R	21.09.2020	Environa Studio
<b><u>North + East Elevations - 130</u></b>	<b><u>L</u></b>	<b><u>03.04.2024</u></b>	<b><u>Environa Studio</u></b>
<b><u>South + West Elevations - 131</u></b>	<b><u>M</u></b>	<b><u>03.04.2024</u></b>	<b><u>Environa Studio</u></b>

<b>North + South (Internal) - 132</b>	<b>N</b>	<b>03.04.2024</b>	<b>Environa Studio</b>
Materials and Finishes Schedule - 210	L	19.05.2022	Environa Studio
Existing Tree Plan 2604 LP-00	04	10.06.2022	John Lock & Associates
Landscape Plan 2604 LP-01	04	10.06.2022	John Lock & Associates
Stormwater Management Plan Cover Sheet & Notes C1	B	22.09.2020	ACOR Consultants Pty Ltd
Stormwater Management Plan – Basement C2	B	22.09.2020	ACOR Consultants Pty Ltd
Stormwater Management Plan – Level 1 C3	B	22.09.2020	ACOR Consultants Pty Ltd
Stormwater Management Plan – Details Sheet No.1 C4	B	22.09.2020	ACOR Consultants Pty Ltd
Stormwater Management Plan – Details Sheet No.2 C5	B	22.09.2020	ACOR Consultants Pty Ltd
PMF Flood Mitigation Works C6	B	22.09.2020	ACOR Consultants Pty Ltd
<b>Illuminated Signage - Drawing 001</b>	<b>-</b>	<b>27 May 2024</b>	<b>Signkiosk</b>

<b>Approved Public Works Plans</b>			
Drawing Schedule	C	24.09.2020	NB Consulting Engineers
Civil Access Plan Sheet 1	C	24.09.2020	NB Consulting Engineers
Civil Access Plan Sheet 2	C	24.09.2020	NB Consulting Engineers
Civil Access Plan Sheet 3	C	24.09.2020	NB Consulting Engineers
Longitudinal Sections Sheet 1	C	24.09.2020	NB Consulting Engineers
Longitudinal Sections Sheet 2	D	25.09.2020	NB Consulting Engineers
Longitudinal Sections Sheet 3	D	25.09.2020	NB Consulting Engineers
Longitudinal Sections Sheet 4	D	25.09.2020	NB Consulting Engineers
Sections & Details	C	24.09.2020	NB Consulting Engineers
Cover Sheet and Notes	01	20.03.2023	ACOR Consultants Pty Ltd
P2 – Site Plan	01	20.03.2023	ACOR Consultants Pty Ltd
P6 - Path Detail Plan Sheet No.4	01	20.03.2023	ACOR Consultants Pty Ltd
P7 – Path Detail Plan Sheet No.5	01	20.03.2023	ACOR Consultants Pty Ltd
P8 - Path Detail Plan Sheet No.6	01	20.03.2023	ACOR Consultants Pty Ltd
P9 - Path Detail Plan Sheet No.7	01	20.03.2023	ACOR Consultants Pty Ltd
P10 - Path Detail Plan Sheet No.8	01	20.03.2023	ACOR Consultants Pty Ltd
P11 - Path Detail Plan Sheet No.9	01	20.03.2023	ACOR Consultants Pty Ltd

P13 - Long Section Sheet No.2	01	20.03.2023	ACOR Consultants Pty Ltd
P14 - Long Section Sheet No.3	01	20.03.2023	ACOR Consultants Pty Ltd
P18 – Details Sheet No.1	01	20.03.2023	ACOR Consultants Pty Ltd
P20 - Details Sheet No.3	01	20.03.2023	ACOR Consultants Pty Ltd
P22– Details Sheet No.5	01	20.03.2023	ACOR Consultants Pty Ltd

<b>Approved Documents</b>			
<b>Reference</b>	<b>Revision</b>	<b>Date</b>	<b>Prepared By</b>
BCA 2019 Indicative Compliance Report	2.0	27.09.2019	Building Innovations Australia
Access Report	D	22.09.2020	Vista Access Architects Pty Ltd
Operational Waste Management Plan	E	22.09.2020	Elephants Foot Recycling Solutions
Geotechnical Risk Management Report	-	20.10.2020	STS Geotechnics Pty Ltd
Geotechnical Risk Management Report	-	07.04.2021	EI Australia
Nathers and BASIX Assessment Report Issue G File Ref 22-3328	G	01.02.2022	Sustainable Building Consultants
Stormwater and Flood Impact Assessment		20.01.2022	ACOR Consultants
Arborist Report Tree 24 Grevillea Moonlight file 7322		09.06.2022	Rain Tree Consulting
Arboricultural Impact Assessment Report	-	27.03.2021	Rain Tree Consulting

- b. Any plans and /or documentation submitted to satisfy the conditions of this consent.
- c. In the event of any inconsistency between conditions of this consent and the Approved Plans & Documents listed above, the conditions of this consent will prevail.

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