

28 June 2022



Mona Vale 3 Pty Ltd
C/- BBF Planners 1/9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2022/0059
Address: Lot 4 DP 76695 , 1795 Pittwater Road, MONA VALE NSW 2103
Lot 1 DP 219265 , 1797 Pittwater Road, MONA VALE NSW 2103
Lot 2 DP 219265 , 38 Park Street, MONA VALE NSW 2103
Lot 5 DP 77493 , 1793 Pittwater Road, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2020/1179 granted for
demolition works and construction of a Seniors Housing
development with basement parking & associated landscaping

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:	Mod2022/0059
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Mona Vale 3 Pty Ltd
Land to be developed (Address):	Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103 Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 5 DP 77493 , 1793 Pittwater Road MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2020/1179 granted for demolition works and construction of a Seniors Housing development with basement parking & associated landscaping

DETERMINATION - APPROVED

Made on (Date)	08/06/2022
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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
DA01-101 Rev A Overall Plan - Roof Plan	21.12.2021	KND Architects
DA02-001 Rev A Lower Roof Plan - SP2	21.12.2021	KND Architects
DA202-002 Rev A Roof Plan - SP2	21.12.2021	KND Architects
DA03-001 Rev A East Elevation - SP2	21.12.2021	KND Architects
DA03-002 Rev A South Elevation - SP2	21.12.2021	KND Architects
DA03-003 Rev A North Elevation - SP2	21.12.2021	KND Architects
DA03-004 Rev A West Elevation - SP2	21.12.2021	KND Architects
DA04-001 Rev A Section A	21.12.2021	KND Architects

DA04-002 Rev A Section B	21.12.2021	KND Architects
DA04-003 Rev A Section 1	21.12.2021	KND Architects

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 DA2019/1179 dated 10 February 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 08/06/2022