

4 April 2023

The Trustee For Morehuman Warriewood Unit Trust  
Level 8 Suite 4 14 Martin Place  
SYDNEY NSW 2000

Dear Sir/Madam

**Application Number:** Mod2022/0733  
**Address:** Lot 7 DP 1251955 , 121 Dove Lane, WARRIEWOOD NSW 2102  
Lot 1 DP 1266557 , 111 Dove Lane, WARRIEWOOD NSW 2102  
Lot 4 DP 1251955 , 101 Dove Lane, WARRIEWOOD NSW 2102  
**Proposed Development:** Modification of Development Consent DA2021/0053 granted for  
Subdivision of land and construction of dwelling houses semi-  
detached dwellings and attached dwellings

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Jordan Davies  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2022/0733
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	The Trustee For Morehuman Warriewood Unit Trust
<b>Land to be developed (Address):</b>	Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102 Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102 Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0053 granted for Subdivision of land and construction of dwelling houses semi-detached dwellings and attached dwellings

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	04/04/2023
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
0574-S4.55_200 Rev 01	20/12/2022	PopovBass
0574-S4.55_201 Rev 01	20/12/2022	PopovBass
0574-S4.55_203 Rev 01	20/12/2022	PopovBass
0574-S4.55_204 Rev 01	20/12/2022	PopovBass
0574-S4.55_205 Rev 01	20/12/2022	PopovBass
0574-S4.55_206 Rev 01	20/12/2022	PopovBass
0574-S4.55_207 Rev 01	20/12/2022	PopovBass
0574-S4.55_208 Rev 01	20/12/2022	PopovBass
0574-S4.55_209 Rev 01	20/12/2022	PopovBass

0574-S4.55_210 Rev 01	20/12/2022	PopovBass
0574-S4.55_211 Rev 01	20/12/2022	PopovBass
0574-S4.55_212 Rev 01	20/12/2022	PopovBass
0574-S4.55_213 Rev 01	20/12/2022	PopovBass
0574-S4.55_214 Rev 01	20/12/2022	PopovBass
0574-S4.55_215 Rev 01	20/12/2022	PopovBass
0574-S4.55_216 Rev 01	20/12/2022	PopovBass
0574-S4.55_217 Rev 01	20/12/2022	PopovBass
0574-S4.55_218 Rev 01	20/12/2022	PopovBass
0574-S4.55_219 Rev 01	20/12/2022	PopovBass
0574-S4.55_300 Rev 01	20/12/2022	PopovBass
0574-S4.55_303 Rev 01	20/12/2022	PopovBass
0574-S4.55_304 Rev 01	20/12/2022	PopovBass
0574-S4.55_305 Rev 01	20/12/2022	PopovBass
0574-S4.55_306 Rev 01	20/12/2022	PopovBass
0574-S4.55_307 Rev 01	20/12/2022	PopovBass
0574-S4.55_308 Rev 01	20/12/2022	PopovBass
0574-S4.55_309 Rev 01	20/12/2022	PopovBass
0574-S4.55_310 Rev 01	20/12/2022	PopovBass
0574-S4.55_311 Rev 01	20/12/2022	PopovBass
0574-S4.55_312 Rev 01	20/12/2022	PopovBass
0574-S4.55_313 Rev 01	20/12/2022	PopovBass
251-20G L02 (02) - Stage 2	22/12/2022	Craig and Rhodes
251-20G L02 (02) - Stage 3	22/12/2022	Craig and Rhodes

**Reports / Documentation – All recommendations and requirements contained within:**

Report No. / Page No. / Section No.	Dated	Prepared By
Aboricultural Impact Appraisal and Method Statement, Revision A	10 December 2022	Andrew Scales

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 31 Tree Removal within property to read as follows:**

This consent approves the removal of the following tree(s) within the property (as recommended in the Arboricultural Impact Assessment):

- i) existing trees identified as tree number 6, 10, 11, 22 and 23, subject to tree replacement within the lots,
- ii) existing trees identified as tree numbers 4, 5, 24, 25, 26, 27, 28, 29, 30, 34, 43 and 44.

Note: Exempt Species as listed in the Development Control Plan or the Arboricultural Impact do not

require Council consent for removal.

Reason: To enable authorised building works.

### **C. Add condition 34A Location of Electricity Switchboards/Substations**

Any required electricity Switchboards or substations must not be located on public Land or the road reserve.

Details demonstrating the location of the switchboard/substations in accordance with the above are to be provided to the Principle Certifying Authority, prior to the issue of a construction certificate.

Reason: To minimise impact on public land and the road reserve.

### **Important Information**

This letter should therefore be read in conjunction with DA2021/0053 dated 7 September 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                          Jordan Davies, Principal Planner

Date                            04/04/2023