

12 April 2022



Lendlease Retirement Living Holding Pty Ltd
Tower 3 International Towers Level 14 300 Barangaroo Avenue
BARANGAROO NSW 2000

Dear Sir/Madam

Application Number: Mod2021/1000
Address: Lot 100 DP 1114910 , 207 Forest Way, BELROSE NSW 2085
Lot 100 DP 1114910 , 207 Forest Way, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2018/1332 granted for Demolition works and construction of major additions to Glenaeon Retirement Village, including self contained dwellings and a new residential care facility on a neighbouring lot, with associated carparking, landscaping and public road modifications

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,



Lashta Haidari
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/1000
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Lendlease Retirement Living Holding Pty Ltd
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2018/1332 granted for Demolition works and construction of major additions to Glenaeon Retirement Village, including self contained dwellings and a new residential care facility on a neighbouring lot, with associated carparking, landscaping and public road modifications

DETERMINATION - APPROVED

Made on (Date)	12/04/2022
-----------------------	------------

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
No.003 – Rev 019: Site Plan No.007 - Rev 08: Site Plan No.009 - Rev 09: Site Plan No.402 - Rev 4: Site Elevations No.501 – Rev 09: Building C Sections – Garages C1B1_00 Rev: 015 Building C – GA – Car Park Plan C402 Rev: 011 Building C – Elevation – Carpark	13/12/2021	PTW Architects

Reports / Documentation – All recommendations and requirements contained within:		

Report No. / Page No. / Section No.	Dated	Prepared By
Arboricultural Site Audit	May 2021	Footprint Green

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
LD_00_Coversheet Revision 12: Coversheet	8/11/21	Scape Design
LDA_000_00 Revision 19: Landscape Sketch Plan		
LDA_000_01 Revision 08: Plant Theming Plan		
LDA_000_02 Revision 06: Landscape Spatial Plan		
LDA_000_07: Revision 03: Materials Palette		
LDA_200_01 Revision 09: Landscape Detail Plan 1		
LDA_200_02 Revision 09: Landscape Detail Plan 2		
LDA_200_03 Revision 09: Landscape Detail Plan 3		
LDA_500_01 Revision 06: Landscape Sections 1		
LDA_500_02 Revision 06: Landscape Sections 2		

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

B. Add Condition 2A - Compliance with Other Department, Authority or Service Requirements to read as follows:

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
RFS	DA-2018-03151-S4.55 - 3	11 March 2022
Transport for NSW	SYD18/01295/8	4 April 2022
Ausgrid	Asugrid Referral Response	21/02/2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Important Information

This letter should therefore be read in conjunction with DA2018/1332, dated 1 May 2019.

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 Lashta Haidari, Principal Planner

Date 12/04/2022