

27 May 2021



Dukor 24 Pty Ltd
Level 6, 180 Ocean Street
EDGECLIFF NSW 2027

Dear Sir/Madam

Application Number: Mod2021/0016
Address: Lot 1113 DP 752038 , 1113 / 752038 Oxford Falls Road, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2019/0409 granted for demolition works and construction of a seniors housing development comprising serviced self care units with associated basement carparking, internal roads and site 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,

Lashta Haidari

Lashta Haidari
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0016
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Dukor 24 Pty Ltd
Land to be developed (Address):	Lot 1113 DP 752038 , 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2019/0409 granted for demolition works and construction of a seniors housing development comprising serviced self care units with associated basement carparking, internal roads and site landscaping

DETERMINATION - APPROVED

Made on (Date)	27/05/2021
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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 1.03, Site Plan, Rev M	3/12/2020	Marchese Partners
DA 2.01, Level RL 086, Rev B	3/12/2020	Marchese Partners
DA 2.02, Level RL 089, Rev N	3/12/2020	Marchese Partners
DA 2.03, Level RL 095, Rev P	3/12/2020	Marchese Partners
DA 2.04, Level RL 98, Rev P	3/12/2020	Marchese Partners
DA 2.05, Level RL 101, Rev P	3/12/2020	Marchese Partners
DA 2.06, Level RL 104, Rev P	3/12/2020	Marchese Partners
DA 2.07, Level RL 107, Rev P	3/12/2020	Marchese Partners
DA 2.08, Level RL 110, Rev P	3/12/2020	Marchese Partners
DA 3.01, Elevation North West, Rev M	11/12/2020	Marchese Partners
DA 3.02, Elevation South East, Rev M	11/12/2020	Marchese Partners

DA 3.03, Elevation North East, Rev M	11/12/2020	Marchese Partners
DA 4.01, Section AA, Rev M	11/12/2020	Marchese Partners
DA 4.02, Section BB, Rev M	11/12/2020	Marchese Partners
DA 4.03, Section CC, Rev M	11/12/2020	Marchese Partners
DA 6.10, Material Board, Rev M	23/12/2020	Marchese Partners

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate, 1005874M_04	18/01/2021	Ecological Design Pty Ltd
Stormwater Review	18/01/2021	JMD Development Consultants
Access Report	8/12/2020	Accessibility Solutions (NSW) Pty Ltd
Biodiversity Review	19/01/2021	Travers Bushfire & Ecology
Acoustic Review	19/01/2021	Renzo Tonin & Associates
BCA Assessment Statement	18/01/2021	Advance Building Approvals
Addendum Bushfire Assessment	19/01/2021	Travers Bushfire & Ecology
Preliminary Site Investigation for Contamination	15/01/2021	Douglas Partners
Certificate of Design Intent - Electrical	15/12/2020	Integrated Group Services
Certificate of Design Intent - Fire	15/12/2020	Integrated Group Services
Geotechnical Comment	18/01/2020	Douglas Partners
Certificate of Design Intent - Hydraulics	15/12/2020	Integrated Group Services
Landscape Report	22/12/2020	JCA Urban Designers - Landscape Architects
Certificate of Design Intent	15/12/2020	Integrated Group Services
Traffic and Parking Report	8/12/2020	Colston Budd Rogers & Kafes Pty Ltd

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

f) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Masterplan, Dwg No: LP00, Rev A	16/12/2020	JCA Urban Designers - Landscape Architects
Landscape Plan 01, Dwg No: LP01, Rev A	16/12/2020	JCA Urban Designers - Landscape Architects
Landscape Plan 02, Dwg No: LP02, Rev A	16/12/2020	JCA Urban Designers - Landscape Architects
Landscape Plan 03, Dwg No: LP03, Rev A	16/12/2020	JCA Urban Designers - Landscape Architects
Landscape Plan 04, Dwg No: LP04, Rev A	16/12/2020	JCA Urban Designers -

		Landscape Architects
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Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Report	21/12/2020	Dukor 24 Pty Ltd

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

D. Add Condition 4A - Parking Enclosure - to read as follows:

No parking spaces, or access thereto, shall be constrained or enclosed by any form of structure such as fencing, cages, walls, storage space, or the like, without prior consent from Council.

Reason: To ensure accessibility is maintained.

D. Add Condition 58A - Disabled Parking Spaces - to read as follows:

Where disabled parking spaces are provided they must be in accordance with AS2890.6:2009.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure compliance with Australian Standards.

D. Add Condition 58B - Shared Zone Bollard - to read as follows:

A bollard is to be provided at the shared zone between disabled spaces in accordance to Australian Standards AS2890.6:2009.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure compliance with Australian Standards.

D. Add Condition 72A - Visitor Parking - to read as follows:

The visitor parking is to be accessible at all times, and a sign post erected at the vehicular entry point(s) of the development indicating the location of the visitor parking.

Reason: To ensure visitors are not forced to park on public streets when visitor parking has been provided and is available within the development.

Important Information

This letter should therefore be read in conjunction with DA2019/0409, dated 22 October 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 should be submitted to Council within 3 months 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

Lashta Haidari

Name Lashta Haidari Principal Planner

Date 27/05/2021