

19 December 2017

The Salvation Army
C/- Robinson Urban Planning Pty Ltd 83 Fletcher Street
TAMARAMA NSW 2026

Dear Sir/Madam

Application Number: Mod2017/0224
Address: Lot 2 DP 604580 , 22 Homestead Avenue, COLLAROY NSW 2097
Proposed Development: Modification of Development Consent DA2015/0931 granted for Construction of a Residential Care Facility

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,



Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0224
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	The Salvation Army
Land to be developed (Address):	Lot 2 DP 604580 , 22 Homestead Avenue COLLAROY NSW 2097
Proposed Development:	Modification of Development Consent DA2015/0931 granted for Construction of a Residential Care Facility

DETERMINATION - APPROVED

Made on (Date)	18/12/2017
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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:

"1A. Modification of Consent - Approved Plans and Supporting Documentation

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
CC0102_J – Site Plan	4/8/17	Integrated Design Group
CC1100_H – Ground Floor Plan	4/8/17	Integrated Design Group
CC1101_F – First Floor Plan	4/8/17	Integrated Design Group
CC2000_D – Courtyard Elevations	4/8/17	Integrated Design Group
CC2001_D – South & West Elevations	4/8/17	Integrated Design Group
CC2002_E – North & East Elevations	4/8/17	Integrated Design Group
CC9600_D – Finishes Schedule	4/8/17	Integrated Design Group

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
LA01 – Landscape Plan (Rev P1)	04/05/17	Taylor Brammer

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)"

B. Add condition No.36 "Prohibited Aquatic Species", to read as follows:

"36. Prohibited Aquatic Species

The outdoor pond proposed as part of the updated Landscape Plan is not to contain any species listed on the NSW Noxious Fish List under the Fisheries Management Act 1994 as found at <http://www.dpi.nsw.gov.au/fishing/pests-diseases/noxious-fish-and-marine-vegetation>

Reason: To protect the biodiversity of nearby waterways (DACNEGOG1)"

Important Information

This letter should therefore be read in conjunction with DA2015/0931 dated 27 January 2016.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Alex Keller, Principal Planner

Date 18/12/2017