

14 December 2018



Boston Blyth Fleming Pty Ltd
1 / 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2018/0534
Address: Lot CP SP 89359 , 209 - 211 Ocean Street, NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2017/1136 granted for alterations and additions to a shop top housing development

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,



Matthew Edmonds
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2018/0534
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Boston Blyth Fleming Pty Ltd
Land to be developed (Address):	Lot CP SP 89359 , 209 - 211 Ocean Street NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2017/1136 granted for alterations and additions to a shop top housing development

DETERMINATION - APPROVED

Made on (Date)	05/12/2018
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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
S4.55-A-102 Rev. A	14 November 2018	Quattro Architecture
S4.55-A-103 Rev. A	14 November 2018	Quattro Architecture
S4.55-A-104 Rev. A	14 November 2018	Quattro Architecture
S4.55-A-200 Rev. A	14 November 2018	Quattro Architecture
S4.55-A-201 Rev. A	14 November 2018	Quattro Architecture

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 2 - Amendments to the approved plans - to read as follows:

Any screening around the air-conditioning units and exhaust duct is to be constructed of the same materials as the enclosing structure of the lift shaft.

Reason: To minimise the visual impact of the development when viewed from the public domain.

C. Add Condition 16 - Fire Safety Matters - to read as follows:

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

Important Information

This letter should therefore be read in conjunction with DA2017/1136 dated 21 March 2018.

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

Matthew Edmonds, Manager Development Assessments

Date

05/12/2018