

13 June 2018

Dee Why RSL Club Ltd
932 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2018/0119
Address: Lot 1 DP 706230 , 932 Pittwater Road, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2017/0244 granted for Demolition works and Redevelopment of part of an existing Registered Club Dee Why RSL Club

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,



Peter Robinson
Executive Manager Development Assessment

NOTICE OF DETERMINATION

Application Number:	Mod2018/0119
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Dee Why RSL Club Ltd
Land to be developed (Address):	Lot 1 DP 706230 , 932 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2017/0244 granted for Demolition works and Redevelopment of part of an existing Registered Club Dee Why RSL Club

DETERMINATION - APPROVED

Made on (Date)	13/06/2018
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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
DA - 0001 – Issue 2	March 2018	ALTIS architecture
DA - 0002 - Issue 2	March 2018	ALTIS architecture
DA - 0003 – Issue 2	March 2018	ALTIS architecture
DA - 1000 – Issue 2	March 2018	ALTIS architecture
DA - 1001 – Issue 2	March 2018	ALTIS architecture
DA - 1002 – Issue 2	March 2018	ALTIS architecture
DA - 1050 – Issue 2	March 2018	ALTIS architecture
DA - 1051 – Issue 2	March 2018	ALTIS architecture
DA - 1052 – Issue 2	March 2018	ALTIS architecture
DA - 1053 – Issue 2	March 2018	ALTIS architecture

DA - 1055 – Issue 2	March 2018	ALTIS architecture
DA - 1100 – Issue 2	March 2018	ALTIS architecture
DA - 1101 – Issue 2	March 2018	ALTIS architecture
DA - 1102 – Issue 2	March 2018	ALTIS architecture
DA - 1103 – Issue 2	March 2018	ALTIS architecture
DA - 1104 – Issue 2	March 2018	ALTIS architecture
DA - 1105 – Issue 2	March 2018	ALTIS architecture
DA - 1106 – Issue 2	March 2018	ALTIS architecture
DA - 1108 – Issue 2	March 2018	ALTIS architecture
DA - 2000 – Issue 2	March 2018	ALTIS architecture
DA - 2100 – Issue 2	March 2018	ALTIS architecture
DA - 3000 – Issue 2	March 2018	ALTIS architecture
DA - 9000 - Issue 2	March 2018	ALTIS architecture

Engineering Plans

Drawing No.	Dated	Prepared By
C1.05 – Issue e	10 March 2017	ACOR Consultants
C1.06 – Issue e	10 March 2017	ACOR Consultants
C2.01 – Issue G	10 March 2017	ACOR Consultants
C3.01 – Issue D	10 March 2017	ACOR Consultants
C3.02 – Issue D	10 March 2017	ACOR Consultants
C4.01 – Issue E	June 2017	ACOR Consultants
C1.01 – Issue E	March 18	ACOR Consultants
C1.07 – Issue A	March 18	ACOR Consultants
Stormwater Report & DRN file-issue E	March 18	ACOR Consultants

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
Access Review S96	19 February 2018	Morris-Goding Accessibility Consulting
Noise and Vibration Assessment S96	March 2018	Wilkinson Murray
BCA and DDA Assessment report	28 February 2018	Blackett Maguire & Goldsmith
Construction and Environmental Management Plan	February 2018	Dee Why RSL Club
Fire report	20 March 2017	Innova Services
Geotechnical Investigation -	13 March 2018	Douglas Partners
Groundwater analysis and preliminary	13 March	Douglas Partners



modelling	2018	
Stormwater Management Report	March 2018	ACOR Consultants Pty Limited.
Section 96 Car Park Assessment	March 2018	Parking and Traffic Consultants

- b) Any plans and/or documentation submitted to satisfy the Conditions of this consent.
- c) No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.
- d) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By
000 – Issue D	23 February 2018	Site Image Landscape Architects
C101 – Issue D	23 February 2018	Site Image Landscape Architects
101 – Issue D	23 February 2018	Site Image Landscape Architects
102 – Issue D	23 February 2018	Site Image Landscape Architects
103 – Issue D	23 February 2018	Site Image Landscape Architects
501 – Issue D	23 February 2018	Site Image Landscape Architects
502 – Issue D	23 February 2018	Landscape Architects

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B.Modify Condition No. 2 (Compliance with Other Department, Authority or Service Requirements) to read as follows:

The development must be carried out in compliance with the following:

Other Department, Authority or	eServices Reference	Dated
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Service		
Ausgrid	Response Ausgrid Referral	28 April 2017
Water NSW	Response Water NSW Referral	29 July 2017
Road and Maritime Services	Response RMS	10 April 2018

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02

C. Modify Condition No. 15 (On-site Stormwater Detention Compliance Certification) to read as follows:

Detailed drainage plans detailing the provision of On-site Stormwater Detention in accordance with Northern Beaches Council's "On-site Stormwater Detention Technical Specification" and the concept drawing by ACOR Consultants, drawing number SY160161, Issue D dated 13.03.2018.

Engineering longitudinal sections through the outlet pipe from both the proposed OSD tank and existing junction pit located within the property of 914-930 Pittwater Road to the connection into Council system must be provided. These long sections must show design invert levels, finished surface levels, pipe sizes, design flows, all utility services that may cross the line and a hydraulic grade line.

A Compliance Certificate pursuant to section 109C of the Environmental Planning and Assessment Act 1979 must be issued by a C3 and C1 Accredited Certifier, stating that the stormwater drainage design complies with all requirements of this condition.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

D. Modify Condition No. 16 (Submission Roads Act Application for Civil Works in the Public Road) to read as follows:

Engineering plans are to be submitted to the Certifying Authority for approval under the provisions of sections 138 and 139 of the Roads Act. The submission is to include four (4) copies of Civil Engineering plans for the design and construction of 101 metres long 1.5 metre wide footpath, kerb and guttering in Clarence Avenue, four vehicle crossings, construction of three stormwater inlet pits in Clarence Street and associated works which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy. Width of the vehicle crossings shall be



6, 4.5, 12 and 6 meters.

Driveway to the porte-cochere is to be designed and constructed to incorporate Council's standard layback. No blister/splitter island is permitted on the driveway within the public roadway.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with Council's specification for engineering works.

E. Modify Condition No. 17 (Detailed Design of Stormwater Quality Systems) to read as follows:

A certificate from a Civil Engineer, stating that the stormwater quality management system has been designed in accordance with the Civil Engineering Plans prepared by ACOR Consulting dated 10.03.17, Issue D/E/F, project number SY160161 and Stormwater Management Report prepared by ACOR Consultants dated March 2018.

The certificate shall be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

Reason: Protection of the receiving environment

F. Modify Condition No. 42 (Certification for the Installation of Stormwater Quality System) to read as follows:

A certificate from a Civil Engineer, stating that the stormwater quality management system has been installed in accordance with the Civic Engineering Plans prepared by ACOR Consulting dated 10.03.17, Issue D/E/F, project number SY160161 and Stormwater Management Report prepared by ACOR Consultants dated March 2018.

The certificate shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment (DACENFPO1)

Important Information

This letter should therefore be read in conjunction with Development Consent No. DA2017/0244, dated 31 July 2017.

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.



**northern
beaches
council**

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

A handwritten signature in blue ink, appearing to read 'P. Robinson', written over a horizontal line.

Name Peter Robinson
 Executive Manager Development Assessment

Date 13/06/2018

NOTE: Signed by Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979 and EP&A Regulation 2000 as determined by the Sydney North Planning Panel on 13/06/2018.