

26 April 2019



Hutchinson Builders
23 Dunning Avenue
ROSEBERY NSW 2018

Dear Sir/Madam

Application Number: Mod2019/0052
Address: Lot 1 DP 706230 , 932 Pittwater Road, DEE WHY NSW 2099
Proposed Development: Modification of consent (s4.55(1A) to 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,



Lashta Haidari
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0052
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Hutchinson Builders
Land to be developed (Address):	Lot 1 DP 706230 , 932 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Modification of consent (s4.55(1A) to DA2017/0244 granted for demolition works and redevelopment of part of an existing Registered Club (Dee Why RSL Club)

DETERMINATION - APPROVED

Made on (Date)	26/04/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

Modify Condition 5. General Requirements to read as follows:

a) Unless authorised by Council:
Building construction and delivery of material hours are restricted to:

- a. 7.00 am to 5.00 pm inclusive Monday to Friday (including loading out of material),
- b. 8.00 am to 1.00 pm inclusive on Saturday,
- c. No work on Sundays and Public Holidays.

b) Demolition and excavation works are restricted to:

- a. 8.00 am to 5.00 pm Monday to Friday only.

(Excavation work includes the use of any excavation machinery and the use of jackhammers, rock breakers, excavators, loaders and the like, regardless of whether the activities disturb or alter the natural state of the existing ground stratum or are breaking up/removing materials from the site).

- c) At all times after the submission the Notice of Commencement to Council, a copy of the Development Consent and Construction Certificate is to remain onsite at all times until the issue of a final Occupation Certificate. The consent shall be available for perusal of any Authorised Officer.
- d) Where demolition works have been completed and new construction works have not commenced within 4 weeks of the completion of the demolition works that area affected by the demolition works shall be fully stabilised and the site must be maintained in a safe and clean state until such time as new construction works commence.
- e) Onsite toilet facilities (being either connected to the sewer or an accredited sewer management facility) for workers are to be provided for construction sites at a rate of 1 per 20 persons.
- f) Prior to the release of the Construction Certificate payment of the Long Service Levy is required. This payment can be made at Council or to the Long Services Payments Corporation. Payment is not required where the value of the works is less than \$25,000. The Long Service Levy is calculated on 0.35% of the building and construction work. The levy rate and level in which it applies is subject to legislative change. The applicable fee at the time of payment of the Long Service Levy will apply.
- g) Smoke alarms are to be installed throughout all new and existing portions of any Class 1a building in accordance with the Building Code of Australia prior to the occupation of the new works.
- h) The applicant shall bear the cost of all works associated with the development that occurs on Council's property.
- i) No building, demolition, excavation or material of any nature shall be placed on Council's footpaths, roadways, parks or grass verges without Council Approval.
- j) No trees or native shrubs or understorey vegetation on public property (footpaths, roads, reserves, etc.) shall be removed or damaged during construction unless specifically approved in this consent including for the erection of any fences, hoardings or other temporary works.
- k) Prior to the commencement of any development onsite for:
- i) Building/s that are to be erected
 - ii) Building/s that are situated in the immediate vicinity of a public place and is dangerous to persons or property on or in the public place
 - iii) Building/s that are to be demolished

- iv) For any work/s that is to be carried out
- v) For any work/s that is to be demolished

The person responsible for the development site is to erect or install on or around the development area such temporary structures or appliances as are necessary to protect persons or property and to prevent unauthorised access to the site in order for the land or premises to be maintained in a safe or healthy condition. Upon completion of the development, such temporary structures or appliances are to be removed within 7 days.

A separate application will be made for erection or installation of temporary structures or appliances on public land such as hoarding and the like.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. (DACPLB10)

Important Information

This letter should therefore be read in conjunction with 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.

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.

Right to Review by the Council

You may request the Council to review the determination of the application under Division 8.2 of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged 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 Lashta Haidari, Principal Planner

Date 26/04/2019