

NORTHERN BEACHES COUNCIL

5 January 2017



Cerno Management Pty Ltd
C/- Urbis Pty Ltd Tower 2, Level 23, 201 Sussex St
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2016/0298
Address: Lot 12 DP 1197725 , 80 Evans Street, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2014/0875 granted for Demolition and Excavations works and Construction of Seniors Housing, Registered Club, Childcare Centre and associated carparking and landscaping (Harbord Diggers Club site)

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Lashta Haidari
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0298
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Cerno Management Pty Ltd
Land to be developed (Address):	Lot 12 DP 1197725 , 80 Evans Street FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2014/0875 granted for Demolition and Excavations works and Construction of Seniors Housing, Registered Club, Childcare Centre and associated carparking and landscaping (Harbord Diggers Club site)

DETERMINATION - APPROVED

Made on (Date)	05/01/2017
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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:

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
DA109 - D	14/10/2016	Architectus + Chrofi
DA111 - D	14/10/2016	Architectus + Chrofi
DA112 -D	14/10/2016	Architectus + Chrofi
DA113- D	14/10/2016	Architectus + Chrofi
DA114 - D	14/10/2016	Architectus + Chrofi
DA115- D	14/10/2016	Architectus + Chrofi
DA116 - D	14/10/2016	Architectus + Chrofi
DA117 - D	14/10/2016	Architectus + Chrofi
DA150 - D	14/10/2016	Architectus + Chrofi

Reports / Documentation – All recommendations and requirements contained within:

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Report No. / Page No. / Section No.	Dated	Prepared By
Statement of Environmental Effect	25 October 2016	Urbis

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:

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

Important Information

This letter should therefore be read in conjunction with DA2014/0875, dated 1 December 2014 and Mod2015/0152, dated 23 November 2015.

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

Signature _____

Name Lashta Haidari, Senior Development Planner

Date 05/01/2017