

6 May 2014



Delmar Private Hospital Pty Ltd
301 Catherine Street
LEICHHARDT NSW 2040

Dear Sir/Madam

Application Number: Mod2014/0040
Address: Lot 1 DP 836109 , 14 Patey Street, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2007/0286 granted for Alterations to the Existing Carpark Two Vehicular Crossings and Rock Garden

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,

Mitchell Drake
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2014/0040
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Delmar Private Hospital Pty Ltd
Land to be developed (Address):	Lot 1 DP 836109 , 14 Patey Street DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2007/0286 granted for Alterations to the Existing Carpark Two Vehicular Crossings and Rock Garden

DETERMINATION - APPROVED

Made on (Date)	06/05/2014
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - 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 02 Changed Plan	03/02/2014	Delmar Private Hospital

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
LP01 C	05/02/2014	Selena Hannan Landscape Design

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

B. Add Condition No.3A - Trees and /or Landscaping

In order to protect and enhance onsite vegetation and trees the following applies to the development site:

(a) Existing trees which must be retained

All trees not indicate for removal on the approved plans.

(b) Tree protection

- i) No tree roots greater than 50mm diameter are to be cut unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites.
- iv) All tree protection measures are to be in place prior to commencement of works

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

C. Add Condition No.3B - Required Planting

The tree/s listed below shall be planted in accordance with the following schedule:

Trees required: Two (2)**Location:** Within the front setback

Species: *Banksia integrifolia* or trees selected from Council's Tree Replacement Guide available at www.warringah.nsw.gov.au

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To maintain environmental amenity.

D. Add Condition 3C - Stormwater Disposal

The stormwater drainage works shall be certified as compliant with all relevant Australian Standards and Codes by a suitably qualified person. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Note: The following Standards and Codes applied at the time of determination:

- (a) Australian/New Zealand Standard AS/NZS 3500.3 - 2003 - Plumbing and drainage - Stormwater drainage
- (b) Australian/New Zealand Standard AS/NZS 3500.3 - 2003/Amdt 1 - 2006 - Plumbing and drainage - Stormwater drainage
- (c) National Plumbing and Drainage Code.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

E. Add Condition No.17A - Layback Construction

Two laybacks, one 5 metres wide and one 5.5 metres wide (excluding the wings) are to be constructed in accordance with Warringah Council Drawing No A4-2276 and specifications.

Reason: To ensure suitable vehicular access to private property.

F. Modify Condition 7 - Vehicle Crossings, to read as follows:

Provision of two vehicle crossings, one 5 metres wide on the western side of the Quirk St frontage and one 5.5 metres wide at the kerb to 6.5 metres wide at the boundary on the eastern side of the existing pedestrian entry to the building, in accordance with Warringah Council Drawing No A4-3330/1 Normal and specifications. An application for street levels is to be made prior to the issue of the Construction Certificate. Vehicle crossings and associated works within the road reserve shall be constructed in plain concrete by an Authorised Vehicle Crossing Contractor, for details see Warringah Council's website <<http://www.warringah.nsw.gov.au>> or phone (02) 9942 2111. All redundant laybacks and crossings are to be restored to footpath/grass.

Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

Reason: To facilitate suitable vehicular access to private property.

G. Delete Condition 2 - Deletion of Parking Space 10:

Condition 2 - DELETED

H. Delete Condition 8 - Parking for People with Disabilities:

Condition 8 - DELETED

Important Information

This letter should therefore be read in conjunction with DA2007/0286 Dated 12 December 2007.

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 Mitchell Drake, Development Assessment Officer

Date 06/05/2014