

1 September 2015



Covenant Christian School Association Ltd
PO Box 6154
FRENCHS FOREST NSW 2086

Dear Sir/Madam

Application Number: Mod2015/0078
Address: Lot 101 DP 1159742 , 212 Forest Way, BELROSE NSW 2085
Lot 1 DP 725754 , 212 Forest Way, BELROSE NSW 2085
Lot 2 DP 725754 , 212 Forest Way, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2010/1949 granted for
Alterations and additions to a Primary School and Further
Education Establishment

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,

Phil Lane
Planning Assessment Manager

NOTICE OF DETERMINATION

Application Number:	Mod2015/0078
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Covenant Christian School Association Ltd
Land to be developed (Address):	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2010/1949 granted for Alterations and additions to a Primary School and Further Education Establishment

DETERMINATION - APPROVED

Made on (Date)	27/08/2015
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The request to modify the above-mentioned Development Consent has been approved as follows:

Modify "Condition 41. Maximum Enrolment" to read as follows:

41. Maximum Enrolment

The maximum allowable enrolment for the Covenant Christian School on the subject site shall not exceed 1100 students.

Prior to any increase in enrolment's above 900 students, design and construction plans shall be submitted to Warringah Council for approval under the Sections 138 and 139 of the *Roads Act 1993* for concrete kerb, gutter, footpath, drainage, traffic signage and bitumen widening to the school frontages along Bundaleer Street and Linden Avenue for the purposes of additional kerbside carparking (referred to as the "Works"), generally in accordance with the *Traffic Management Policy*, prepared by Covenant Christian School, version 5.0, dated June 2015. Details are to include the following:

a) The submission is to include four (4) copies of Civil Engineering plans for the design of works within the road reserve which are to be generally in accordance with the civil design requirements of Council's specification for engineering works - AUS-SPEC #1 and or Council's "Minor Works Policy", including kerb to road width.

(b) Submission of a completed application form for works within a public road reserve, including payment of applicable Council fees and charges. The applicant/developer is to lodge civil

engineering plans with the completed 'Application for works to be approved within Council roadway' form. This form is available on the weblink below:

<http://www.warringah.nsw.gov.au/sites/default/files/documents/pdf-forms/application-works-be-approved-within-councils-roadway/works-be-approved-within-council-roadwaynov2014.pdf>

(c) Construction works are to be designed and supervised by a practising and professionally certified Civil Engineer.

(d) All works are to be constructed to completion in accordance with Council's AUS-SPEC#1 and Minor Works Policy, and include appropriate erosion and sediment controls.

(e) Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification.

(f) All bonds and inspection fees shall be deposited with Council prior to physical works or demolition work commencing. Details demonstrating payment are to be submitted to Warringah Council 2 working days prior to the commencement of works. Bond details include:

i) A "Security Bond" against any damage or failure to complete the construction of the Works as part of this consent is required. The amount of security bond will be determined by Council prior to issue of the Roads Act approval for the Works. (NOTE: This bond may be refunded and replaced by the "Maintenance Bond" upon submission to Council of the Final Compliance Certificate/Approval.)

ii) A "Maintenance Bond" for the post-construction of the Works. The maintenance bond will only be refunded on completion of the "Maintenance Period" if work has been completed in accordance with the approved plans and to the satisfaction of Council. The amount "Maintenance Bond" will be determined by Council prior to issue of the *Roads Act* approval for the Works.

(g) Engineering works are to be completed to the satisfaction of Warringah Council's Development Engineer prior to any increase in student enrolment's above 900 students.

Reason: To limit maximum enrolment and the intensity of development on the site in accordance with the provision of the *Warringah Local Environmental Plan 2000* and increase available parking to service the additional student enrolments.

Important Information

This letter should therefore be read in conjunction with DA2010/1949 dated 20 December 2011.

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 Phil Lane, Planning Assessment Manager

Date 27/08/2015