

10 May 2012

13010102200012302221212100113

Kennards Self Storage Pty Ltd
Po Box 243
CONCORD WEST NSW 2138

Dear Sir/Madam

Application Number:	Mod2012/0040
Address:	Lot 1 DP 1031765 25 - 29 Winbourne Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2002/0317 for a new multi level self storage facility

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 Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2012/0040
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kennards Self Storage Pty Ltd
Land to be developed (Address):	Lot 1 DP 1031765 , 25 - 29 Winbourne Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2002/0317 for a new multi level self storage facility

DETERMINATION - APPROVED

Made on (Date)	04/05/2012
-----------------------	------------

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
11-002-A001 (Issue F)	11/01/2011	MCHP Architects
11-002 -A002 (Revision C)	11/01/2001	MCHP Architects

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

B. Add Condition (16A)- Flood to read as follows:

In order to protect occupants and property from flood inundation the following is required:

a) Flood Protection

All new building works and services shall be designed to withstand the hydraulic forces

of the floodwaters up to the flood planning level of 9.2 m AHD.

b) Habitable Rooms

No approval is granted for storage units used for storing valuable possessions or for offices (as defined by the New South Wales Floodplain Development Manual) to be located below the flood planning level of 9.2 m AHD.

c) Flood Compatible Design, Construction & Materials

All new building works and services must be designed and constructed in a way that does not reduce flood storage or impact upon the existing flood regime. All materials up to the flood planning level, including fencing, are to be made from flood compatible materials (as defined by the New South Wales Floodplain Development Manual) and are to be designed to withstand the hydraulic forces of the floodwater. All fencing must not impede the existing flood regime, must allow for passage of flood waters and must not result in a adverse flood impact to any surrounding properties for events up to and including the 1% ARI (i.e. open style pool fence),

Details demonstrating compliance are to be prepared by a suitably qualified Engineer with experience in flood design / management who has, or is eligible for membership to the Australian Institute of Engineers and then submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To protect the building from flooding in accordance with Council and NSW Government policy.

Important Information

This letter should therefore be read in conjunction with .

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 Assessment Officer

Date 04/05/2012