

1 October 2021



Mount Pritchard & District Community Club Ltd
C/- Urbis Pty Ltd Level 8, 123 Pitt Street
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: DA2021/1470
Address: Lot 20 DP 1242304 , 68 - 90 Evans Street, FRESHWATER NSW 2096
Proposed Development: Use of premises as a Health Services 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 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,



Catriona Shirley
Planner

NOTICE OF DETERMINATION

Application Number:	DA2021/1470
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Mount Pritchard & District Community Club Ltd
Land to be developed (Address):	Lot 20 DP 1242304 , 68 - 90 Evans Street FRESHWATER NSW 2096
Proposed Development:	Use of premises as a Health Services Facility

DETERMINATION - APPROVED

Made on (Date)	01/10/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1. **Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Area Plan Rev A	25 May 2021	Unauthored

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Waste Management Plan	Undated	Unauthored
Harbord Diggers Club, Freshwater – Parking Assessment for a new use to the club - Health Service Facility letter	10 June 2021	ARUP

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and

approved plans.

2. Approved Land Use

Nothing in this consent shall authorise the use of the unit "MS5" as detailed on the approved plans for any land use of the site beyond the definition of a *health services facility*.

A *health services facility* is defined as:

a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

(development is defined by the Warringah Local Environment Plan 2011 Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent.

3. No Approval for Internal Fit-Out

This consent does not grant approval for the internal fit-out of the tenancy. Separate development consent must be obtained for the internal tenancy fit-out.

Reason: To ensure compliance with the terms of this consent.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

4. Allocated Parking Spaces (retail/commercial)

A minimum of 9 parking spaces are to be allocated for the exclusive use of the proposed health service facility. Parking allocated to this use must be clearly signposted and linemarked as being for the exclusive use of this development during its approved hours of operation.

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

Reason: To ensure parking availability.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

5. Commercial Waste Collection & Deliveries

Waste and recyclable material, generated by this premises, must not be collected and deliveries to the tenancy must not occur between the hours of 7pm and 7am on any day.

Reason: To protect the acoustic amenity of surrounding properties.

6. Medical Waste

Suitably constructed waste disposal containers must be kept on the property for the storage of any clinical, contaminated, sharps or related waste prior to final disposal of the material at a facility approved by the Department of Environment and Climate Change and as per the requirements of the NSW Health Department.

Reason: To comply with legislation and protect public health and safety.

7. **Compliance with the Waster Management Plan**

Compliance with the Waster Management Plan supplied with the application documentation is required at all times

Reason: To ensure the health and safety of persons.

8. **Compliance with Health Standards**

The facilities shall be constructed and operated in accordance with relevant Health Standards and Guidelines.

Reason: To ensure Public Health and Medical Standards are maintained.

9. **Hours of Operation**

The hours of operation are to be restricted to:

- Monday to Friday – 7:00am to 7:00pm
- Saturday – 8:00am to 3:00pm
- Sunday and Public Holidays – 9:00am to 12:00pm

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

Important Information

This letter should therefore be read in conjunction with **YOU MUST ENTER THE PREVIOUS DETAILS OF MODS AND ORIGINAL DA in Assessment Finish**

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.

Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application must be submitted to Council within 28 days of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

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.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Catriona Shirley, Planner

Date 01/10/2021