

Annexure A**DETERMINATION OF APPLICATION FOR MODIFICATION OF
DEVELOPMENT CONSENT****Modification Application No:** MOD2024/0048**Development Consent modified:** DA2018/1166

Description of development to be carried out under the consent (as previously modified): Demolition of existing structures and construction of 5 x 2 storey buildings over a split level basement carpark, containing 80 boarding rooms including 5 managers rooms, associated access and landscaping works

Address and particulars of title of land on which development to be carried out: 11 May Road and 613-615 Pittwater Road, Dee Why

Description of modification to the development consent: Modifications to the number of boarding rooms, layout or rooms and associated internal and external amendments to the building and landscaping

Determination: The development consent is modified as follows:

- A. Amend Deferred Commencement Condition 1 to reference the correct road.**
- B. Amend Condition No.2 - 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) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A000 Rev S Drawing List and Site Location	11:10:2024	Marcellino Sain Architects
A010 Rev S Site Plan	11:10:2024	Marcellino Sain Architects
A100 Rev S Carpark Plan Block A	11.10.2024	Marcellino Sain Architects
A101 Rev S Lower-Level Plan A and B	11.10.2024	Marcellino Sain

		Architects
A102 Rev S Floor Plan A and B	11.10.2024	Marcellino Sain Architects
A103 Rev S Floor Plan B	11.10.2024	Marcellino Sain Architects
A104 Rev S Floor Plan B and C	11.10.2024	Marcellino Sain Architects
A105 Rev S Floor Plan C, D and E	11.10.2024	Marcellino Sain Architects
A106 Rev S Floor Plan C, D and E	11.10.2024	Marcellino Sain Architects
A107 Rev S Floor Plan Upper Block D	11.10.2024	Marcellino Sain Architects
A200 Rev S South Elevation / Section	11.10.2024	Marcellino Sain Architects
A201 Rev S Overall Elevation – South and North	11.10.2024	Marcellino Sain Architects
A202 Rev S Block A, E Elevation / Section	11.10.2024	Marcellino Sain Architects
A203 Rev S Block E, Elevation Sheet 1	11.10.2024	Marcellino Sain Architects
A800 Rev S External Finishes Board	11.10.2024	Marcellino Sain Architects

Landscape Plans		
Drawing No.	Dated	Prepared By
<i>LA00 Rev C Cover sheet</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>
<i>LA01 Rev C Landscape Plan – Site West</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>
<i>LA02 Rev C Landscape Plan – Site East</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>
<i>LA03 Rev C Planting Schedule</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>
<i>LA04 Rev C Landscape Detail – Sheet 1</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>
<i>LA05 Rev C Landscape Detail – Sheet 2</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>
<i>LA06 Rev C Landscape Specification and Maintenance Notes</i>	<i>28.10.2024</i>	<i>CMLA Pty Ltd</i>

- c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.
- d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

- C. Add Condition 8A Construction, Excavation and Associated Works Security Bond (Drainage / Crossing / Kerb and Gutter/ Footpath Works)**
- D. Delete Condition 9 Construction, Excavation and Associated Works Bond (Drainage) as it is a duplicate condition**
- E. Amend Condition 10 Amendments to approve plans to delete part a and b relating to the bin store which are now satisfied and add part c relating to the privacy treatment to the windows in Block E.**
- F. Amend Condition 11 On-site Stormwater Detention Details to reference the updated stormwater plans**
- G. Amend Condition 12 Submission Roads Act application for Civil Works in the Public Road to reference the correct road.**
- H. Add Condition 12A Removal of redundant driveways.**
- I. Add Condition 12B Pedestrian Site Distance at property boundary.**
- J. Amend Condition 18 Construction Traffic Management Plan to require it to be assessed by Council's Transport Engineer.**
- K. Add Condition 19A Stormwater disposal.**
- L. Add Condition 19B Geotechnical Report Recommendations have been incorporated into design and structural plans.**
- M. Add Condition 19C Vehicle Crossing applications.**
- N. Add Condition 19D Off street parking design.**
- O. Add Condition 19E Submission Roads Act Application for Civil Works in the Public Road.**
- P. Add Condition 19F Tanking of Basement Level.**
- Q. Add Condition 19G Shoring of Council's Road Reserve (Temporary road anchors).**
- R. Add Condition 19H Pre-construction Stormwater Assets Dilapidation Report.**
- S. Add Condition 19I Pre-commencement Dilapidation Report**
- T. Add Condition 20A Work Zones and Permits.**

- U. Delete Condition 21 Public Liability Insurance which is duplicated.**
- V. Add Condition 22B Utilities Services**
- W. Amend Condition 28 Vehicle Crossing to reference the correct road.**
- X. Add Condition 30A Road Reserve.**
- Y. Add Condition 30B Property Boundary Levels.**
- Z. Amend Condition 34 Required Planting to reflect the amended landscape plan.**
- AA. Add Condition 39A Building Code of Australia (BCA 2022) (Class 2-9) to reflect the relevant current legislation.**
- BB. Add Condition 40A Convex mirror at ramp.**
- CC. Add Condition 40B Disabled Parking Spaces.**
- DD. Add Condition 40C Post construction stormwater assets dilapidation report (Council stormwater assets).**
- EE. Add Condition 40D Certification of Civil Works and Works as Executed Data in accordance with the Roads Act approval.**
- FF. Add Condition 40E Stormwater disposal.**
- GG. Add Condition 40F Reinstatement of kerb.**
- HH. Add Condition 40G Positive covenant for the maintenance of stormwater pump-out facilities.**
- II. Add Condition 40H Positive covenant and Restriction as to User for on-site stormwater disposal structures.**
- JJ. Add Condition 40I Certification of off-street parking works.**
- KK. Add Condition 40J post construction dilapidation report (Major Development).**
- LL. Delete Condition 41 Mechanical Servicing which related to the turntable.**
- MM. Amend Condition 45 Occupancy of Boarding House to reflect the amended plans.**
- NN. Amend Condition 47 Signage and Line marking plan – external to reflect the correct road.**
- OO. Delete Condition 49 Car Share which is no longer relevant.**