

20 October 2022



The Cyclo Group Pty Ltd
C/- Nolan Planning Consultants 75 Oliver Street
FRESHWATER NSW 2096

Dear Sir/Madam

Application Number: Mod2022/0488
Address: Lot 100 DP 709585 , 16 Myoora Road, TERREY HILLS NSW 2084
Proposed Development: Modification of Development Consent DA2019/1304 granted for Partial use of premises as a veterinary hospital

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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0488
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	The Cyclo Group Pty Ltd
Land to be developed (Address):	Lot 100 DP 709585 , 16 Myoora Road TERREY HILLS NSW 2084
Proposed Development:	Modification of Development Consent DA2019/1304 granted for Partial use of premises as a veterinary hospital

DETERMINATION - APPROVED

Made on (Date)	20/10/2022
-----------------------	------------

The request to modify the above-mentioned Development Consent has been approved as follows:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

1A. 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
SK-A100 (Revision N) - Ground Floor Proposed Layout	26 July 2022	Cyclo Construction + Fitout
SK-A101 (Revision M) - First Floor Proposed Layout	26 July 2022	Cyclo Construction + Fitout

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
S4.55 TRAFFIC AND PARKING ASSESSMENT REPORT REF. 19182	25 August 2022	Varga Traffic Planning Pty Ltd

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

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

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

13A. X-Ray shielding calculation assessment and plans

Prior to any Construction Certificate being issued, detailed plans of radiation shielding and proposed attenuation must be prepared by a suitably qualified person and submitted to the Principle Certifier where required by regulation.

Reason: To protect public health.

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

24A. X-Ray area - Compliance with shielding calculation report

Prior to any Occupation Certificate being issued, details are to be supplied to the Principal Certifier by a qualified and experienced person(s) to confirm compliance with the recommendations of the shielding calculations report where required by regulation prior to Construction Certificate.

Reason: To protect staff and members of the public from the effects radiation.

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

Modify Condition 25 to read as follows:

25. Hours of Operation

The hours of operation are:

- Monday to Sunday: 24 hours a day.

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

Important Information

This letter should therefore be read in conjunction with DA2019/1304.

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 lodged on the NSW Planning portal 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 Thomas Burns, Planner

Date 20/10/2022