

13 September 2022



Northern Beaches Essential Services Accommodation Pty Ltd  
PO Box 125  
BELROSE WEST NSW 2085

Dear Sir/Madam

**Application Number:** Mod2021/0996  
**Address:** Lot 2597 DP 752038 , 14 Wyatt Avenue, BELROSE NSW 2085  
**Proposed Development:** Modification of Development Consent DA2018/0401 granted for  
The erection of a part two and part three storey boarding house.

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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Steven Findlay  
**Manager Development Assessments**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2021/0996
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Northern Beaches Essential Services Accommodation Pty Ltd
<b>Land to be developed (Address):</b>	Lot 2597 DP 752038 , 14 Wyatt Avenue BELROSE NSW 2085
<b>Proposed Development:</b>	Modification of Development Consent DA2018/0401 granted for The erection of a part two and part three storey boarding house.

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	07/09/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Modify Condition 1 – Approved Plans and Supporting Documentation to read as follows:

The development must be carried out in compliance with the endorsed stamped plans and documentation listed below, except as amended by any other condition of consent:

##### a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
02 Rev 3	14 June 2022	Platform Architects
03 Rev 3	14 June 2022	Platform Architects
04 Rev 3	14 June 2022	Platform Architects
05 Rev 3	14 June 2022	Platform Architects

<b>Architectural Plans - Endorsed with Council's stamp</b>		
05A Rev 3	14 June 2022	Platform Architects
05B Rev 3	14 June 2022	Platform Architects
06 Rev 3	14 June 2022	Platform Architects
07 Rev 3	14 June 2022	Platform Architects
08 Rev 3	14 June 2022	Platform Architects
09 Rev 3	14 June 2022	Platform Architects
10 Rev 3	14 June 2022	Platform Architects
11 Rev 3	14 June 2022	Platform Architects
12 Rev 3	14 June 2022	Platform Architects
13 Rev 3	14 June 2022	Platform Architects
14 Rev 3	14 June 2022	Platform Architects
15 Rev 3	14 June 2022	Platform Architects
16 Rev 3	14 June 2022	Platform Architects
17 Rev 3	14 June 2022	Platform Architects
18 Rev 3	14 June 2022	Platform Architects
Schedule of External Finishes Rev. C	March 2020	Platform Architects

<b>Civil engineering and stormwater plans – Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C01 Rev J	20 February 2020	NB Consulting Engineers
C02 Rev J	20 February 2020	NB Consulting Engineers
C03 Rev J	20 February 2020	NB Consulting Engineers
C04 Rev J	20 February	NB Consulting

<b>Civil engineering and stormwater plans – Endorsed with Council’s stamp</b>		
	2020	Engineers
C05 Rev J	20 February 2020	NB Consulting Engineers
C06 Rev J	20 February 2020	NB Consulting Engineers
C07 Rev J	20 February 2020	NB Consulting Engineers
C08 Rev J	20 February 2020	NB Consulting Engineers
C09 Rev J	20 February 2020	NB Consulting Engineers
C10 Rev J	20 February 2020	NB Consulting Engineers
C11 Rev J	20 February 2020	NB Consulting Engineers
D01 Rev H	21 February 2020	NB Consulting Engineers
D02 Rev H	21 February 2020	NB Consulting Engineers
D03 Rev H	21 February 2020	NB Consulting Engineers
D04 Rev H	21 February 2020	NB Consulting Engineers
D05 Rev H	21 February 2020	NB Consulting Engineers
D06 Rev H	21 February 2020	NB Consulting Engineers
D07 Rev H	21 February 2020	NB Consulting Engineers
D08 Rev H	21 February 2020	NB Consulting Engineers
D09 Rev H	21 February	NB Consulting Engineers

<b>Civil engineering and stormwater plans – Endorsed with Council’s stamp</b>		
	2020	

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Acoustic Assessment (Response to Council Letter)	17 August 2018	The Acoustic Group
Arboricultural Report (Final Version)	March 2020	Axiom Arbor Tree Services
Carpark Certification of Proposed Boarding House (Version 1B)	February 2018	ML Traffic Engineers
Flood Risk Management Report (Final Report)	10 February 2020	NB Consulting Engineers
Geotechnical Investigation (J1616)	8 March 2018	White Geotechnical Group
<del>Plan of Management Rev. D</del>	<del>4 December 2020</del>	<del>Northern Beaches Essential Services Accommodation</del>
Plan of Management Rev. F	22 June 2022	Northern Beaches Essential Services Accommodation
Section J Report - NCC 2016	March 2018	Efficient Living
Traffic and Parking Impact Assessment (Version 1A)	January 2018	ML Traffic Engineers
Waterways Impacts Statement (Final)	8 March 2018	NB Consulting Engineers

- b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.
- c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.
- d) The development is to be undertaken in accordance with the following:

<b>Landscape plans – endorsed with Council’s stamp</b>		
<b>Drawing</b>	<b>Dated</b>	<b>Prepared by</b>
LP01 Rev C	7 December 2020	R & M Landscape Architecture
LP02 Rev C	7 December 2020	R & M Landscape Architecture
LP03 Rev C	7 December 2020	R & M Landscape Architecture
LP04 Rev C	7 December 2020	R & M Landscape Architecture
LP05 Rev C	7 December 2020	R & M Landscape Architecture

<b>Waste Management Plan</b>		
<b>Report No.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	15 August 2020	Platform Architects

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.

## **Important Information**

This letter should therefore be read in conjunction with DA2018/0401 dated 20 January 2021.

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                Steven Findlay, Manager Development Assessments

Date                 07/09/2022