

# Memo

## Environment

<b>To:</b>	Steven Findlay , Development Assessment Manager
<b>From:</b>	Lashta Haidari, Development Assessment Officer
<b>Date:</b>	1 February 2013
<b>Application Number:</b>	Mod2012/0240
<b>Address:</b>	<p>Lot 1 DP 774980 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097</p> <p>Lot 1 DP 803645 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097</p> <p>Lot 2026 DP 752038 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097</p> <p>Lot 2611 DP 752038 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097</p> <p>Lot 573 DP 752038 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097</p> <p>Lot 2641 DP 752038 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097</p>
<b>Proposed Modification:</b>	<p>Modification of Development Consent DA2010/0166 granted for The Re- Development of the Village Centre precinct within the RSL War Vets Retirement Village consist of the following: • Demolition of existing structures • The construction of a Multi-purpose building consisting of residential units, communal facilities and staff offices. Modifications to the Montgomery Centre and Bowling Club to accommodate a Chapel and War Museum.</p>

## Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 96 (1) of the EPA Act 1979 and is therefore recommended for approval.

## Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2012/0240 for Modification of Development Consent DA2010/0166 granted for The Re- Development of the Village Centre precinct within the RSL War Vets Retirement Village consist of the following: • Demolition of existing structures • The construction of a Multi-purpose building consisting of residential units, communal facilities and staff offices. Modifications to the Montgomery Centre and Bowling Club to accommodate a Chapel and War Museum. on land at Lot 1 DP 774980 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

<b>Engineering Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C-301 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-302 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-305 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-306 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-309 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-310 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-311 (issue F)	November 2012	Warren Smith and Partners Pty Ltd
C-312 (issue F)	November 2012	Warren Smith and Partners Pty Ltd

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

### B) Modify Condition 2A to include

**External Department, Authority or Service**  
NSW RFS Response

**E-Services Reference**  
Response RFS Referral

**Dated**  
15 January 2013

I am aware of Warringah's Code of Conduct and, in signing this report, declare that I do not have a Conflict of Interest.

**Signed**

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**Lashta Haidari, Senior Development Assessment Officer**

The application is determined under the delegated authority of:


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**Steven Findlay, Development Assessment Manager**



















**ATTACHMENT A**

Notification Plan	Title	Date
 2012/407216	plan notification	26/11/2012






**ATTACHMENT B**

Notification Document	Title	Date
 2012/418535	Notification Map	06/12/2012

## ATTACHMENT C

Reference Number	Document	Date
 2012/407219	plan survey from CD	22/11/2012
 2012/407228	report statement of environmental effects from CD	22/11/2012
 2012/407232	report provision of site stormwater drainage and civil works statement form CD	22/11/2012
 2012/407242	report staged storage calculations from CD	22/11/2012
 2012/407247	plan STC-3 - humeceptor from CD	22/11/2012
 2012/407253	plan C-303-F - existing survey from CD	22/11/2012
 2012/405926	DA Acknowledgement Letter - Tsa Management	23/11/2012
 2012/405929	invoice for ram applications - Tsa Management	23/11/2012
 2012/407198	modification application form	26/11/2012
 2012/407210	applicant details	26/11/2012
 2012/407216	plan notification	26/11/2012
 2012/407260	plans - civil and water drainage with specification notes from CD	26/11/2012
 2012/407267	plans - master set	26/11/2012
 2012/410552	File Cover	28/11/2012
 2012/411198	Referral to Development Engineers	29/11/2012
 2012/411208	Referral - Internal to Heritage	29/11/2012
 2012/411211	Referral to AUSGRID - SEPP - Infrastructure 2007	29/11/2012
 2012/411662	Heritage Referral Response - Mod 2012/0240 - RSL Village, Veterans Pde	29/11/2012
 2012/418524	Delete	06/12/2012
 2012/418535	Notification Map	06/12/2012
 2012/429619	Integrated referral to RFS head office	19/12/2012
 2012/430024	Submission - computer DRAINS model	20/12/2012
 2012/430023	Notification letters - 17	20/12/2012
 2012/430151	Stamped Approved stormwater drainage plans	20/12/2012
 2012/431972	Parks, Reserves and Foreshores Referral Response	21/12/2012
 2013/004364	acknowledgement receipt referral request - lot 1 veterans parade wheeler heights	07/01/2013
 2013/004365	acknowledgement - receipt referral request - lot 1 veterans parade wheeler heights	07/01/2013
 2013/012129	Referral Response - Rural Fire Service	15/01/2013
2013/026721	Deleted Document	23/01/2013



	2013/026728	Deleted Document	23/01/2013
	2013/030049	delete	29/01/2013
	2013/032374	delete	31/01/2013
	2013/032382	Assessment Report	31/01/2013
	2013/034078	Notice of Determination	01/02/2013