

12 March 2015

Dee Why RSL Club Ltd
932 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2014/0253
Address: Lot 2 DP 1136948 , 2 Clarence Avenue, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2007/0705 granted for Demolition of Structures & the Construction of a Two Storey Building for a Childcare Centre and RSL Offices.

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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Alex Keller
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2014/0253
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Dee Why RSL Club Ltd
Land to be developed (Address):	Lot 2 DP 1136948 , 2 Clarence Avenue DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2007/0705 granted for Demolition of Structures & the Construction of a Two Storey Building for a Childcare Centre and RSL Offices.

DETERMINATION - APPROVED

Made on (Date)	11/03/2015
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition No.25 "Car Parking Allocation" to read as follows:

Car Parking Allocation

Ten (10) car parking spaces at the southern end of the Ground Level car park shall be designated for parent/carer set-down and pick-up Monday to Saturday's. A total of 29 spaces are to be available for the proposed building, in unison with the Dee Why RSL operations, during business hours Monday to Friday. One (1) of these car parking spaces must be an AS1428.2 compliant space, convenient to the pedestrian ramp. Existing signage / line marking is to be revised to reflect Saturday use.

Reason: Requirement for the provision and management of car parking.

B. Modify Condition No.66 "Child Care Numbers" to read as follows:

Child Care Numbers

The maximum number of children to be cared for at any one time on the premises shall not exceed 90 children Monday to Friday, and 45 children on Saturday's.

Note: Any application to increase to full occupancy on Saturday's should allow 12 months from the date of issue of this modification, in order to demonstrate that further operational use on Saturday's will continue to maintain minimal adverse impacts on neighbours amenity and parking management for the site.

Reason: To maintain amenity

C. Modify Condition No.71 "Use of Outside Play Areas (Childcare Centres)" to read as follows:

Use of Outside Play Areas (Childcare Centres)

The periodic use of the outside play areas shall be limited to between 9.00am to 11.00am and 3.00pm and 5.00pm Monday to Saturday. The Noise Management Plan is to reflect this as a maximum restriction.

Reason: To prevent loss of amenity to the area.

Important Information

This letter should therefore be read in conjunction with DA2007/0705 dated 17 July 2008.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

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

Signed On behalf of the Consent Authority

Signature _____

Name Alex Keller, Senior Development Planner

Date 11/03/2015