

2 February 2021



Warringah Rd Developments Pty Ltd
C/- Minto Planning Services Po Box 424
BEROWRA NSW 2081

Dear Sir/Madam

Application Number: Mod2020/0575
Address: Lot 3 DP 25050 , 723 Warringah Road, FORESTVILLE NSW 2087
Lot 2 DP 25050 , 725 Warringah Road, FORESTVILLE NSW 2087
Lot 1 DP 25050 , 727 Warringah Road, FORESTVILLE NSW 2087
Proposed Development: Modification of Development Consent DA2018/0697 granted for
demolition works and construction of a centre-based childcare
facility for a maximum of 146 children

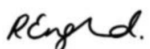
Please find attached the Notice of Determination for the above mentioned Application.

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,



Rebecca Englund
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0575
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Warringah Rd Developments Pty Ltd
Land to be developed (Address):	Lot 3 DP 25050 , 723 Warringah Road FORESTVILLE NSW 2087 Lot 2 DP 25050 , 725 Warringah Road FORESTVILLE NSW 2087 Lot 1 DP 25050 , 727 Warringah Road FORESTVILLE NSW 2087
Proposed Development:	Modification of Development Consent DA2018/0697 granted for demolition works and construction of a centre-based childcare facility for a maximum of 146 children

DETERMINATION - APPROVED

Made on (Date)	02/02/2021
-----------------------	------------

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

A. Add Condition No.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
Proposed Ground Plan A2000	1 August 2019	Liquid Design

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.

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

B. Modify Condition 10 'Submission Roads Act Application for Civil Works in the Public Road' to read as follows:

An Application for Infrastructure Works on Council Roadway, including engineering plans is to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The application is to include four (4) copies of Civil Engineering plans for the design of the Slip lane, footpath, kerb and gutter and driveway crossing which are to be generally in accordance with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and/ or Council's Minor Works Policy. The plan shall be prepared by a qualified structural engineer. The design must include the following information:

1. An appropriate plan of the proposed design with full details of slip lane, drainage system, kerb and gutter, footpath, proposed road dedication, existing and proposed utility services and driveway crossings shall be submitted with Scale 1:100, 1:200 or 1:500.
2. A written approval from Roads and Maritime Service for the slip lane and drainage works must be submitted. The design details of the slip lane must also be submitted.
3. A **3.0m** wide concrete footpath along the boundary frontage.
4. A new driveway crossing include layback and crossing slab shall be designed to serve the subjected site in accordance with Council's Normal crossing profile.
5. Any relocation and proposed Utility services if required.
6. A traffic management plan shall be submitted. It must be complied with Australian Standard 1742.3 and the requirements of RMS. A Road Occupancy licence shall be obtained and provided.
7. A plan of the amendments to the existing crossings serving the adjoining properties where required.
8. A remedial action plan on the affected road reserve must be submitted.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges. An approval is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide public and private safety.

C. Amend Condition 20 'Footpath Construction' to read as follows:

The applicant shall install a **3.0 m** wide concrete footpath along the whole property frontage. The works shall be in accordance with the following:

1. All footpath works are to be constructed in accordance with Council's Specification.
2. Council is to inspect the formwork prior to pouring of concrete to ensure the works are in accordance with Council's specification for footpath. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To ensure compliance of footpath works with Council's specification for engineering works.

Important Information

This letter should therefore be read in conjunction with DA2018/0697 dated 3 May 2019.

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 should be submitted to Council within 3 months 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

R. Englund.

Name Rebecca Englund, Principal Planner

Date 02/02/2021