

NORTHERN BEACHES COUNCIL

6 October 2016



Templum Design Architects
C/-Demetrius Condos 21 Rosebery Street
MOSMAN NSW 2088

Dear Sir/Madam

Application Number: Mod2016/0195
Address: Lot 1 DP 601101 , 8 Wyatt Avenue, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2011/1370 granted for alterations and additions to an existing primary school and further education premises (John Colet School)

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,

Tony Collier
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0195
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Templum Design Architects
Land to be developed (Address):	Lot 1 DP 601101 , 8 Wyatt Avenue BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2011/1370 granted for alterations and additions to an existing primary school and further education premises (John Colet School)

DETERMINATION - APPROVED

Made on (Date)	06/10/2016
-----------------------	------------

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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
S96-00 (A) - Site Plan	23 June 2016	Templum Design Architects
S96-01 (A) - Ground Floor Plan	23 June 2016	Templum Design Architects
S96-02 (A) - Level 1 Plan	23 June 2016	Templum Design Architects
S96-03 (A) - Roof Plan	23 June 2016	Templum Design Architects
S96-04 (A) - North Elevation	23 June 2016	Templum Design Architects
S96-05 (A) - South Elevation	23 June 2016	Templum Design Architects
S96-06 (A) - East Elevation	23 June 2016	Templum Design Architects
S96-07 (A) - West Elevation	23 June 2016	Templum Design Architects
S96-08 (A) - Section	23 June 2016	Templum Design Architects
S96-09 (A) - Materials & Finishes	23 June 2016	Templum Design Architects

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

NORTHERN BEACHES COUNCIL

Bushfire Protection Assessment	14 July 2016	Australian Bushfire Protection Planners Pty Ltd
Development Impact Tree 2 Southern Mahogany	27 June 2016	Ian Hills - Consulting Arborist

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 generally in accordance with the following:

Waste Management Plan		
Drawing No.	Dated	Prepared By
S96-12 (A) - Waste Management Plan	23 June 2016	Templum Design Architects

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

B. Add Condition No. 15A - Tree Protection and Pruning to read as follows:

a) Existing trees which must be retained:

All trees unless exempt or noxious under relevant planning instruments or legislation.

b) Tree protection and pruning:

- i) No tree roots greater than 50mm diameter are to be cut from protected trees unless authorised by a qualified Arborist on site.
- ii) All structures are to bridge tree roots greater than 50mm diameter unless directed otherwise by a qualified Arborist on site.
- iii) All tree protection to be in accordance with AS4970-2009 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.
- iv) All tree protection measures, including fencing, are to be in place prior to commencement of works
- v) Tree pruning within the subject site is approved to enable construction in accordance with the approved plans.
- vi) Tree pruning is not to exceed 15% of any existing tree canopy
- vii) All tree pruning to be in accordance with AS4373-2007 Pruning of amenity trees.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.
(DACLAC01)

C. Add Condition No. 15B – Trees Condition to read as follows:

During the construction period the applicant is responsible for ensuring all protected trees are maintained in a healthy and vigorous condition. This is to be done by ensuring that all identified tree protection measures are adhered to. In this regard all protected plants on this site shall not exhibit:

- a) A general decline in health and vigour.
- b) Damaged, crushed or dying roots due to poor pruning techniques.
- c) More than 10% loss or dieback of roots, branches and foliage.
- d) Mechanical damage or bruising of bark and timber of roots, trunk and branches.

- e) Yellowing of foliage or a thinning of the canopy untypical of its species.
- f) An increase in the amount of deadwood not associated with normal growth.
- g) An increase in kino or gum exudation.
- h) Inappropriate increases in epicormic growth that may indicate that the plants are in a stressed condition.
- i) Branch drop, torn branches and stripped bark not associated with natural climatic conditions.

Any mitigating measures and recommendations required by the Arborist are to be implemented.

The owner of the adjoining allotment of land is not liable for the cost of work carried out for the purpose of this clause.

Reason: Protection of Trees. (DACLA03)

Important Information

This letter should therefore be read in conjunction with DA2011/1370 dated 21 February 2012.

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 Tony Collier, Senior Development Planner

Date 06/10/2016