

1 April 2021



EG Funds Management Pty Ltd  
Suite 4, Level 7, 100 Walker Street  
NORTH SYDNEY NSW 2060

Dear Sir/Madam

**Application Number:** Mod2020/0611  
**Address:** Lot 1 DP 1220196 , 4 - 10 Inman Road, CROMER NSW 2099  
**Proposed Development:** Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility including new warehouse and selfstorage office premises and ancillary cafe

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,



Lashta Haidari  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0611
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	EG Funds Management Pty Ltd
<b>Land to be developed (Address):</b>	Lot 1 DP 1220196 , 4 - 10 Inman Road CROMER NSW 2099
<b>Proposed Development:</b>	Modification of Development Consent 2019/1346 granted for Demolition works and alterations and additions to an existing industrial facility including new warehouse and selfstorage office premises and ancillary cafe

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	01/04/2021
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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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
S4.55 -202 (Rev 1) - Ground Floor Plan	12/10/2020	SBA Architects
S4.55 -203 (Rev 4) - Basement Level	12/10/2020	SBA Architects
S4.55-302 (Rev 4) - Elevations 2	12/10/2020	SBA Architects
S4.55-304 (Rev 4) - Sections	12/10/2020	SBA Architects
S4.55 -306 (Rev 4) - Sections 2)	12/10/2020	SBA Architects

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
C013674.01 - DA20 Issue C (Erosion & Sediment Control Plan)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA25 Issue B (Erosion & Sediment Control Details - Sheet 1)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA26 Issue B (Erosion & Sediment	21/10/20	Costin Roe Consulting Pty Ltd

Control Details - Sheet 2)		
C013674.01 - DA41 Issue D (Stormwater Drainage Plan - Ground Level)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA42 Issue C (Stormwater Drainage Plan - Basement)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA45 Issue C (Stormwater Details - Sheet 1)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA46 Issue C (Stormwater Details - Sheet 2)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA47 Issue C (Stormwater Details - Sheet 3)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA48 Issue B (Stormwater Details - Sheet 4)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA51 Issue D (Finished Levels Plan - Ground Level)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA52 Issue C (Finished Levels Plan - Basement Level)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA55 Issue C (Typical Sections - Sheet 1)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA56 Issue B (Typical Sections - Sheet 2)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA57 Issue B (Typical Sections - Sheet 3)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA57 Issue B (Typical Sections - Sheet 3)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA70 Issue B (Overland Flow Catchment Plan)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA71 Issue B (Predevelopment Overland Flow Depth & Extent)	21/10/20	Costin Roe Consulting Pty Ltd
C013674.01 - DA72 Issue B (Post development Overland Flow Depth & Extent)	21/10/20	Costin Roe Consulting Pty Ltd

<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>
Civil Engineering Report Rev. B	21/10/2020	Costin Roe Consulting Pty Ltd
Transport Impact Assessment Issue B	22/10/2020	GTA Consultants
Report on Desktop Groundwater Assessment (R.001.Rev 3)	5 November 2020	Douglas Partners

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

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

## **B. Modify Condition <2 - Compliance with Other Department, Authority or Service**

**Requirements> to read as follows:**

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	I
Ausgrid	Response Ausgrid Referral	1
TfNSW	Response TfNSW (SYD20/00225/03)	F (S
NSW EPA	DOC19/1061459-3 and DOC21/123029	ε F
Water NSW	Integrated Development Referral – General Terms of Approval Ref. IDAS1121681 and DOC21/123029	2 J

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council’s website [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

**C. Modify Condition <13 - On-site Stormwater Detention Details> to read as follows:**

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council’s Warringah Water Management Policy PL850, and generally in accordance with the concept drainage plans prepared by Costin Roe Consulting, drawing number C013674.01 - DA52, issue C, dated 28/2/20, drawing number C013674.01 – DA42, DA45, DA46, DA47, DA48, DA55, issue C, dated 21/10/20, drawing number d C013674.01 - DA65, issue A, dated 26/11/19, and drawing number C013674.01 – DA70, DA71, DA72, issue B, dated 21/10/20. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NPER) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. The stormwater outlet connection to Council's drainage channel shall be amended to discharge

Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

**D. Modify Condition <18 - Stormwater Drainage Application> to read as follows:**

The applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the stormwater drainage channel which are to be generally in accordance with the civil design prepared by Costin Roe Consulting, drawing number C013674.01 DA52, issue C, dated 28/2/20, drawing number C013674.01 – DA42, DA45, DA46, DA47, DA48, DA55, issue C, dated 21/10/20, drawing number C013674.01 – DA10, DA41, DA51, issue D, dated 21/10/20, drawing number C013674.01 - DA65, issue A, dated 26/11/19, and drawing number C013674.01 – DA65, DA70, DA71,

DA72, issue B, dated 21/10/20 and Council's specification for engineering works - AUS-SPEC #1.

The form can be found on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au) > Council Forms > Stormwater Drainage Application Form. The drainage plans must address the following:

- i. Certification that the stormwater channel has been designed in accordance with the Overland Flow Report prepared by Costin Roe Consulting, project number Co13674.01, revision A, dated 28/2/20.
- ii. An easement for drainage purposes shall be shown on the submitted plans over the drainage channel the greater of five metres wide or a minimum 1 metre from the outside wall of the top of the stormwater channel.
- iii. A clear access way shall be provided a minimum of 3.5 metres wide along the adjoining driveway to the east to access the top bank of the channel for the full length for operational and maintenance purposes. A Right of Access shall be shown on the submitted plans over the access way, and shall be created in favour of Council.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fees and Charges. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for disposal and maintenance stormwater management arising from the development.

**D. Modify Condition <77 - Certification for the Installation of Stormwater Treatment Measures> to read as follows:**

A certificate from a Civil Engineer, who has membership to Engineers Australia and the National Engineers Register must be provided, stating that the stormwater treatment measures have been installed in accordance with the plans prepared by Costin Roe dated 21 October 2020.

The certificate must confirm that stormwater treatment devices are completed, online, in good condition and are not impacted by sediment.

The certificate shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

## **Important Information**

This letter should therefore be read in conjunction with DA2019/1346, dated 17/08/2020.

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



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**Name**            Lashta Haidari, Principal Planner

**Date**            01/04/2021