

1 July 2015

RSL Lifecare Limited  
C/- Tsa Management Level 16, 207 Kent Street  
SYDNEY NSW 2000

Dear Sir/Madam

**Application Number:** Mod2015/0056  
**Address:** Lot 1 DP 774980 , 1 / 0 Veterans Parade, WHEELER HEIGHTS NSW 2097  
**Proposed Development:** Modification of Development Consent No. DA2009/1693 granted for a seniors housing development (RSL War Veterans Retirement Village)

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](http://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](mailto:council@warringah.nsw.gov.au)

Regards,

Lashta Haidari  
**Senior Development Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2015/0056
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	RSL Lifecare Limited
<b>Land to be developed (Address):</b>	Lot 1 DP 774980 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097
<b>Proposed Development:</b>	Modification of Development Consent No. DA2009/1693 granted for a seniors housing development (RSL War Veterans Retirement Village)

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	01/07/2015
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The request to modify the above-mentioned Development Consent has been approved as follows:

**A. Changing the description of the proposed development on the first page of the consent to read as follows:**

Demolition of existing buildings and associated structures and construction of 47 self-contained dwellings for older people and people with a disability (Old Darby and Joan precinct of the RSL War Veterans Retirement Village)

**B. 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
Drawing No.1 (units highlighted in yellow)	9 March 2015	TSA Management Pty

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

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. (DACPLB01)

**C. Add Condition 1C - The development must be carried out in compliance with the following:**

Other Department, Authority or Service	eServices Reference	Dated
NSW Rural Fire Services	Response NSW RFC Referral	18 June 2015

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at [www.warringah.nsw.gov.au](http://www.warringah.nsw.gov.au))

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other Department, Authority or Body's. (DACPLB02)

**D. Modify Condition 7 - Section 94 Contributions - to read as follows:**

Warringah Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan.

The following monetary contributions are applicable:

Warringah Section 94 Development Contributions Plan		
Contribution based on a total development cost of <b>\$16,127,031</b>		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$153,207
Section 94A Planning and Administration	0.05%	\$8,064
Total	1.0%	\$161,270

Details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To retain a level of service for the existing population and to provide the same level of service for the population resulting from new development.

**Important Information**

This letter should therefore be read in conjunction with DA2009/1693 dated 5 May 2010.

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                Lashta Haidari, Senior Development Planner

Date                  01/07/2015