

18 July 2014

Yadev Holdings Pty Ltd
C/- Bonus and Associates
1/597 DARLING STREET, ROZELLE NSW NSW 2039

Dear Sir/Madam

Application Number: Mod2014/0068
Address: Lot 6 DP 659074 , 1184 - 1186 Pittwater Road, NARRABEEN NSW 2101
Proposed Development: Modification of Development Consent DA2008/1216 granted for Major alterations and additions to an existing heritage building (residential flat building) to create 5 residential units with basement carparking and strata subdivision

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
Development Assessment Manager

NOTICE OF DETERMINATION

Application Number:	Mod2014/0068
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Yadev Holdings Pty Ltd
Land to be developed (Address):	Lot 6 DP 659074 , 1184 - 1186 Pittwater Road NARRABEEN NSW 2101
Proposed Development:	Modification of Development Consent DA2008/1216 granted for Major alterations and additions to an existing heritage building (residential flat building) to create 5 residential units with basement carparking and strata subdivision

DETERMINATION - APPROVED

Made on (Date)	09/07/2014
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition 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
DA 01 - M Site Analysis	24.02.14	Bonus and Associates
DA 02 - M Basement Plan	24.02.14	Bonus and Associates
DA 03 - Q Ground Floor Plan	24.02.14	Bonus and Associates
DA 04 - K First Floor Plan	17.06.09	Bonus and Associates
DA 05 - J Attic Floor Plan	17.06.09	Bonus and Associates
DA 06 - M Side Elevations	24.02.14	Bonus and Associates
DA 07 - Q Sections	24.02.14	Bonus and Associates
DA 08 - N Detailed Section	24.02.14	Bonus and Associates

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Investigation and Acid Sulphate Soils Assessment	26 February 2014	Geotechnique
Stormwater Management Report	25 March 2014	Woolacotts Consulting Engineers
Construction Management Report	25 March 2014	Woolacotts Consulting Engineers
Coastal Engineering Advice	7 March 2014	Royal Haskonong DHV
Coastal Engineering Advice	10 January 2014	Royal Haskonong DHV
Waste Management Plan (Issue A: DA Issue September 2006)	September 2006	Bonus and Associates

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

B. Add Condition 63B. Requirement to notify about new Acid Sulphate Soils or contamination evidence to read as follows:

63B. Requirement to notify about new Acid Sulphate Soils or contamination evidence

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulphate or site contamination shall be immediately notified to the Council and the Principal Certifying Authority.

Reason: To protect human and the environment. (DACHPEDW1)

C. Add Condition 63C. Dewatering to read as follows:

63C. Dewatering

Any water being discharged from the site to stormwater must not cause pollution and must comply with the ANZECC 2000 guidelines and meet the following requirements:

- a) suspended sediment must be less than 50mg/L
- b) turbidity must be less than 150 NTU
- c) oil and grease must be less than 10mg/L
- d) BOD 5 must be less than 30
- e) pH must be between 6.5 - 8.5

Any discharged water must be analysed prior to discharge, and weekly thereafter, by an independent NATA accredited laboratory and records of water quality discharge must be kept on site. Water must be discharged in a manner that does not cause safety nuisances.

Reason: Environmental Protection. (DACHPEDW2)

D. Modify Condition No.2 Approved Stormwater Plan to read as follows:

2. Approved Stormwater Plan

The stormwater drainage works are to be generally in accordance with the drainage plan submitted by Woolacotts Consulting Engineers, drawing number SW1, Amendment D, dated 25.03.2014.

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

Important Information

This letter should therefore be read in conjunction with DA2008/1216 dated 15 April 2009 and MOD2009/0216 dated 15 September 2009.

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, Development Assessment Manager

Date 09/07/2014