

13 February 2020



Urbis Pty Ltd , Lendlease Retirement Living Holding Pty Ltd
Tower 2 Level 23 Darling Park, 201 Sussex Street
Sydney NSW 2000

Dear Sir/Madam

Application Number: Mod2019/0642
Address: Lot 61 DP 869675 , 155 - 171 Fisher Road North, CROMER NSW 2099
Proposed Development: Modification of Development Consent DA2008/0015 granted for Internal external alterations refurbishment of the central community building

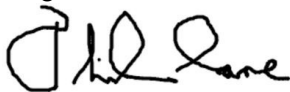
Please find attached the Notice of Determination for the above mentioned Application.

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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0642
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Urbis Pty Ltd Lendlease Retirement Living Holding Pty Ltd
Land to be developed (Address):	Lot 61 DP 869675 , 155 - 171 Fisher Road North CROMER NSW 2099
Proposed Development:	Modification of Development Consent DA2008/0015 granted for Internal external alterations refurbishment of the central community building

DETERMINATION - APPROVED

Made on (Date)	13/02/2020
-----------------------	------------

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
DA 01	15 October 2019	Mostaghim & Associates
DA 02	15 October 2019	Mostaghim & Associates
DA 03	15 October 2019	Mostaghim & Associates
DA 04	15 October 2019	Mostaghim & Associates
DA 05	15 October 2019	Mostaghim & Associates

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BCA Logic	8 April 2008	BCA Logic
Fire Safety Strategy	24 October 2019	City Plan

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:

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	12 December 2019	Race Treloar

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

B. Add Condition 5A - Section 4.55 Modifications

Works in connection with this Section 4.55 (Previously S.96) modification are not to be commenced/carried out until a new/modified Construction Certificate is issued for the modified building works.

Reason: The Environmental Planning and Assessment Act 1979 requires a new updated Construction Certificate to cover any or all approved Section 4.55 modifications involving changes in the design of the development.

C. Modify Condition 32 - Fire Safety Upgrade to read as follows:

The fire upgrading measures and works to upgrade the building as generally detailed and recommended in the Fire Safety and Building Code of Australia Audit Report prepared by BCA Logic Pty Ltd dated 8 April 2008 and Fire Safety Strategy- opinion dated 24 October 2019 prepared by CityPlan and including the installation of an AS1670.1-2004 Smoke Detection and Alarm System throughout the entire building are to be implemented prior to the issue of any Occupation Certificate.

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety.

D. Modify Condition 33 - Fire Safety Matters

At the completion of all works, a Fire Safety Certificate will need to be prepared which references all the Essential Fire Safety Measures applicable and the relative standards of Performance (as per Schedule of Fire Safety Measures). This certificate must be prominently displayed in the building and copies must be sent to Council and the NSW Fire Brigade.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim / Final Occupation Certificate.

Each year the Owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard.

Reason: Statutory requirement under Part 9 Division 4 & 5 of the Environmental Planning and Assessment Regulation 2000.

Important Information

This letter should therefore be read in conjunction with DA2008/0015 dated 1 September 2008.

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



Name Phil Lane, Principal Planner

Date 13/02/2020