

5 November 2014

Moorgate Property Pty Ltd
Suite 1 Lvl 1 27 Belgrave Street
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2014/0117
Address: Lot 2 DP 1181713 , 5 Lawrence Street, FRESHWATER NSW 2096
Lot 1 DP 1181713 , 18 Marmora Street, FRESHWATER NSW 2096
Proposed Development: Modification of Court Consent DA2007/0856 for mixed use
development comprising basement car parking, retail/commercial
building, residential apartment buildings (10 units), detached dwelling
and staged construction of the development.

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:	Mod2014/0117
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Moorgate Property Pty Ltd
Land to be developed (Address):	Lot 2 DP 1181713 , 5 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 1181713 , 18 Marmora Street FRESHWATER NSW 2096
Proposed Development:	Modification of Court Consent DA2007/0856 for mixed use development comprising basement car parking, retail/commercial building, residential apartment buildings (10 units), detached dwelling and staged construction of the development.

DETERMINATION - APPROVED

Made on (Date)	10/10/2014
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify the description of the approved development to read as follows:

"Modification of Development Consent DA 2007/0856 granted for the demolition of existing buildings and construction of a mixed use development comprising of basement car parking, three storey retail/commercial building, 16 dwellings in 2 residential flat buildings and a detached dwelling and subdivision into 2 lots and the staged construction and occupation of the development."

B. 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

A-0010 Issue B	Jun 14	Benson McCormack
A-0050 Issue B	Jun 14	Benson McCormack
A-0100 Issue B	Jun 14	Benson McCormack
A-0101 Issue B to A-0116 Issue B (inclusive)	Jun 14	Benson McCormack
A-0200 Issue B to A-0214 Issue B (inclusive)	Jun 14	Benson McCormack
A-0221 Issue B	Jun 14	Benson McCormack
A-0222 Issue B	Jun 14	Benson McCormack
A-1600 Issue B	Jun 14	Benson McCormack
A-1612 Issue B	Jun 14	Benson McCormack

Engineering Plans		
Drawing No.	Dated	Prepared By
111927-00-MIE000 Rev 00	10.04.14	Meinhardt Infrastructure & Environment
111927-00-MIE100 Rev 01	10.04.14	Meinhardt Infrastructure & Environment
111927-00-MIE150 Rev 00	10.04.14	Meinhardt Infrastructure & Environment
111927-00-MIE151 Rev 00	10.04.14	Meinhardt Infrastructure & Environment
111927-00-MIE010 Rev 00	30.04.10	Meinhardt Infrastructure & Environment

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment Report Ref: 27296ZHRpt	21 March 2014	JK Geotechnics

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:

Landscape Plans		
Drawing No.	Dated	Prepared By
LP01 Revision E	4/4/14	Spirit Level Designs

Waste Management Plan		
Drawing No.	Dated	Prepared By
Waste Management Plan	Not dated	Moorgate Finance

The development must be carried out in compliance with the following:

Other Department,	eServices Reference	Dated
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Authority or Service		
Ausgrid	Response Energy Aust Referral	25 June 2014

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

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

C. Modify Condition 23 - BASIX Certificate to read as follows:

23. BASIX Certificate

The development shall fully comply with the schedule of BASIX Commitments specified within BASIX Certificate No. 539768M. Plans and specifications that reflect those commitments identified on the BASIX Certificate to be satisfied prior to the issue of the Construction Certificate for the staged construction for Lot 1 in DP 118173, shall be submitted to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To ensure the development complies with the requirements of the SEPP (Building Sustainability Index: BASIX 2004).

D. Modify Condition 27 - Section 94 Contribution to read as follows:

27. Warringah Section 94A Development Contribution Plan

The proposal is subject to the application of Council's Section 94A Development Contributions Plan. \$102,500 is to be paid to Warringah Council as a Section 94A levy prior to the issue of the Construction Certificate for the staged construction for Lot 1 in DP 1181713. \$87,730 is to be paid to Warringah Council as a Section 94A levy prior to the issue of the Construction Certificate for Lot 2 DP in 1181713. These amounts have been calculated using the Warringah Section 94A Development Contributions Plan. The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney -0 All Groups Index).

The basis for the contributions is as follows:

Warringah Section 94 Development Contributions Plan		
Stage 1 contribution based on a total residential development cost of \$10,250,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 97,375.00
Section 94A Planning and Administration	0.05%	\$ 5,125.00
Total	1.0%	\$ 102,500.00

Warringah Section 94 Development Contributions Plan		
Stage 2 contribution based on a total commercial development cost of \$ 8,773,000		
Contributions	Levy Rate	Payable
Total Section 94A Levy	0.95%	\$ 83,343.50
Section 94A Planning and Administration	0.05%	\$ 4,386.50
Total	1.0%	\$ 87,730.00

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

Reason: To provide for contributions in accordance with the Warringah Section 94A Development Contributions Plan 2014.

E. Modify Condition 94 - BASIX Compliance Certification to read as follows:

94. BASIX Compliance Certification

Prior to the issue of the Interim/Final Occupation Certificate for the staged construction and occupation of the development on Lot 1 in DP 118173, all the selected BASIX commitments as detailed in the BASIX Certificate No. 539768M, lodged with the Section 96AA Application, must be completed.

Reason: To ensure the development complies with the requirements of the SEPP (Building sustainability index: BASIX 2004).

Important Information

This letter should therefore be read in conjunction with DA2007/0856 dated 3 April 2009 and Mod2013/0112 dated 6 September 2013 and MOD2014/0052 dated 29 May 2014.

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 10/10/2014