

14 February 2020



BBF Town Planners
1 / 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2019/0605
Address: Lot 142 DP 752046 , 1858 Pittwater Road, CHURCH POINT NSW 2105
Proposed Development: Modification of Development Consent A212/63 granted for alterations and additions to to install an accessible lift to the motel

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,



Anne-Marie Young
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2019/0605
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	BBF Town Planners
Land to be developed (Address):	Lot 142 DP 752046 , 1858 Pittwater Road CHURCH POINT NSW 2105
Proposed Development:	Modification of Development Consent A212/63 granted for alterations and additions to to install an accessible lift to the motel

DETERMINATION - APPROVED

Made on (Date)	14/02/2020
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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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA-A-100 A Ground Floor Plan	18/08/2019	Quattro Architecture
DA-A-101 A Level 1 Plan	18/08/2019	Quattro Architecture
A Level 2 and Roof Plan	18/02/2019	Quattro Architecture
DA-A-150 A Plan and Section	18/02/2019	Quattro Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Certification of adequacy	1 October 2019	Civil and Structural Design Pty Ltd

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. Add Condition 1B Compliance with lift installation standards to read as follows:

The installation of the passenger lift is to comply with the relevant clauses of Part E 3 "Lift Installations" of the Building Code of Australia and comply with AS 1735 Part 12 "Facilities for Persons with Disabilities". Details documenting compliance are to be provided to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that adequate provision is made for access and amenity of the occupants.

B. Add Condition 1C Access to the roof to read as follows:

Access to the Level 2 laundry and storage facilities via the lift shall be restricted to staff and motel patrons only.

Reasons: In order to protect the amenity of adjoining uses.

Important Information

This letter should therefore be read in conjunction with

Planning Principles

<p>In a merit consideration of the proposal, consideration of the development has been given against the Land and Environment Court Planning Principle in relation to The extent of demolition - alterations and additions or a new building detailed in Edgar Allan Planning Pty Limited v Wollahra Municipal Council [2006] NSWLEC 790 as follows:</p>	
<p>Will the development result in an alteration to an existing by more than half (50%) of the existing external fabric of the building is demolished?</p> <p>(Note: The area of the existing external fabric is taken to be the surface area of all the existing external walls, the roof measured in plan and the area of the lowest habitable floor)</p>	<p>NO</p>
<p>Is the development considered to be Alterations and additions; or</p>	<p>YES</p>
<p>Is the development considered to be a new building</p>	<p>NO</p>

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 Anne-Marie Young, Planner

Date 14/02/2020