

21 October 2013

Northern Beaches Christian School
P O Box 124
ST LEONARDS NSW Nsw1590

Dear Sir/Madam

Application Number: Mod2013/0153
Address: Lot 53 DP 774913
53 / 0 Yanderra Road
DUFFYS FOREST NSW 2084
Proposed Development: Modification of Development Consent DA2012/1361 granted for Demolition works and alterations and additions to an existing school and construction of new school facilities, an increase in student numbers and signage.

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,

Kevin Short
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2013/0153
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Northern Beaches Christian School
Land to be developed (Address):	Lot 53 DP 774913 , 53 / 0 Yanderra Road DUFFYS FOREST NSW 2084
Proposed Development:	Modification of Development Consent DA2012/1361 granted for Demolition works and alterations and additions to an existing school and construction of new school facilities, an increase in student numbers and signage.

DETERMINATION - APPROVED

Made on (Date)	21/10/2013
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The request to modify the above-mentioned Development Consent has been approved as follows:

Modify Condition 5 - Policy Controls to read as follows:

5. Policy Controls

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 \$ 13,176,840

Contributions Levy Rate Payable

Total Section 94A Levy	0.95%	\$ 125,180.00
Section 94A Planning and Administration	0.05%	\$ 6,588
Total	1%	\$ 131,768

The amount will be adjusted at the time of paying accounting 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. Evidence of contributions being paid is to be issued to the Principal Certifying

Authority prior to the issue of any Interim or Final Occupation Certificate for a building (whichever comes first).

Reason: To provide for contributions in accordance with the Warringah Section 94A Development Contributions Plan 2012.

Modify Condition 29 - On-site Stormwater to read as follows:

29. On-site Stormwater

Upon completion of the on-site stormwater detention (OSD) system, certification from a consulting engineer and a 'work as executed' (WAE) drawing certified by a registered surveyor and overdrawn in red on a copy of the approved OSD system plans are to be provided to Council. Additionally a Compliance Certificate is to be issued by an Accredited Certifier in Civil Works registered with the Institute of Engineers Australia, stating that the works are in accordance with the approved plans.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an interim/final Occupation Certificate for a building.

Reason: To ensure stormwater disposal is constructed to Council's satisfaction. (DACENF10)

Modify Condition 37 - Allocation of Spaces to read as follows:

37. Allocation of Spaces

255 car parking spaces shall be provided, made accessible and maintained at all times.

Detail demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of an interim / final Occupation Certificate for a building.

Reason: To ensure that adequate parking facilities to service the development are provided on site. (DACPLG01)

Important Information

This letter should therefore be read in conjunction with DA2012/1361 dated 12 March 2013.

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 Kevin Short, Development Assessment Officer

Date 21/10/2013