

3 July 2014



Northern Beaches Christian School
C/- Don Fox Planning Po Box 230
PENNANT HILLS NSW NSW 1715

Dear Sir/Madam

Application Number: Mod2014/0081
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
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2014/0081
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)	03/07/2014
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. 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
S2-S96-A-603-A Stairs 3, 8 and 9 Details	May 2012 (Issue A)	WMK Architecture
S2-S96-A-001-A Existing Site Analysis Plan	June 2012 (Issue A)	WMK Architecture
S2-S96-A-502-A East and West Elevations	May 2012 (Issue A)	WMK Architecture
S2-S96-A-106-A Lower Ground Floor Plan North	May 2012 (Issue A)	WMK Architecture
Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BCA Compliance Statement	3 April 2014	Blackett Maguire and Goldsmith

B. Add Condition 25. Fire Safety Upgrade to read as follows:

25A. Fire Safety Upgrade

The fire upgrading measures and works to upgrade the unprotected portions of the existing buildings as identified /detailed and recommended in the Building Code of Australia Audit Report prepared by Blackett Maguire and Goldsmith Report, dated 24 September 2012 Revision 2, Project No. 120003 and their updated report prepared for the Modification application (and dated 03 April 2014), are to be carried out. The new and existing buildings are to be protected in a manner consistent with the requirements of the Building Code of Australia.

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

Reason: To ensure adequate provision is made for fire safety in the premises for building occupant safety. (DACBCF01)

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, Planner

Date 03/07/2014