

28 February 2018



Kim Stewart
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2017/0286
Address: Lot 1 DP 1193308 , 40 Kingsway, DEE WHY NSW 2099
Part Lot 100 DP 1041823 , 725 Pittwater Road, DEE WHY NSW 2099
Proposed Development: Modification of consent to DA2014/0344 granted for demolition of
existing car parking and construction of a multi-purpose
Community facility (Police and Citizens Youth Club) including car
parking landscaping 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 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,

NOTICE OF DETERMINATION

Application Number:	Mod2017/0286
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Kim Stewart
Land to be developed (Address):	Lot 1 DP 1193308 , 40 Kingsway DEE WHY NSW 2099 Part Lot 100 DP 1041823 , 725 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Modification of consent to DA2014/0344 granted for demolition of existing car parking and construction of a multi-purpose Community facility (Police and Citizens Youth Club) including car parking landscaping and signage

DETERMINATION - APPROVED

Made on (Date)	28/02/2018
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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
A-S96-2	20/09/2017	Francis-Jones Morehen Thorp

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Traffic Statement	5 October 2017	Taylor Thomson Whitting

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. (DACPLB01)

B. Modify Condition <13 - Submission of Civil Works within Road Reserve > by deleting part (e), to read as follows:

Submission of Engineering Plans for Civil Works within the Road Reserve Engineering plans are to be submitted to the Certifying Authority for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of the following list of works which are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy.

- a) Reconstruction of the kerb and gutter with associated regrading of the crossfall to 3% [half road and beyond if necessary] of the southern side of the Kingsway to alleviate the scrapping at the intersection with Civic Drive. The pavement shall be designed for full depth AC to minimise traffic disruption.
- b) Reconstruction of the kerb & gutter and associated pavement to the frontages of the Kingsway and Fisher Road to 150mm high kerb.
- c) The provision of a concrete footpath 2.5 metres wide minimum along the Kingsway and Fisher Road frontages with a minimum cross fall of 2% to the kerb. The path design is to include all line marking and associated signposting.
- d) The provision of pedestrian ramps on both sides of the intersection of the Kingsway with Fisher Rd and on the western side of the intersection of Kingsway with Civic Drive.
- ~~e) The provision of a bus parking bay on the Fisher Rd frontage. The bus bay must include a cross fall of 2% toward the new kerb alignment. Approval from all public utility service authorities for the proposal must be submitted with the design. This may require the dedication of a portion of the site as road reserve to accommodate the relocation of the services if required by the public service authority.~~
- f) The provision of a bicycle path extension 2.5 metres wide between the south-eastern corner of the Kingsway and Fisher Road to the south-eastern corner of the intersection of Regent Stand Fisher Road.
- g) The provision of a refuge island and associated blister islands on Kingsway at the intersection with Fisher Road to prevent the right turn movement from Kingsway. The island is to be designed to permit a bicycle path to cross at this point. Any adjustment to line marking and signposting is to be included in the design. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

C. Add Condition <53A -Required planting> to read as follows:

Trees shall be planted in accordance with the following schedule:

No. of Trees Required	Species	Location
3 (75 Litre minimum pot size)	Angophora costata	On Fisher Road road reserve, forward of the property and generally in alignment with other street trees

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

Reason: To maintain environmental amenity. (DACLAF01)

Important Information

This letter should therefore be read in conjunction with DA2014/0344, dated 6 August 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

Name

Date 28/02/2018