

28 March 2011

The Reed Group
PO Box 6395
NORTH SYDNEY NSW 2060

CC (SDS)

Dear Mr Cook,

RE: Modification Application No: Mod2011/0017 - (DA2010/1067)
Description: Modification of Development Consent DA2010/1067 granted for
Alterations and Additions to a Registered Club
Address: 563 Pittwater Road BROOKVALE

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **25 March 2011** as follows:

- **Amend the lapse date of the original consent DA2010/1067 to read: “22 November 2015.”**
- **THE FOLLOWING CONDITIONS ARE TO BE MODIFIED TO READ AS FOLLOWS:**

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans				
Drawing	Title	Rev	Date	Drawn By
DA – 1100	Demolition Ground Floor Plan	01	Dated: 1 July 2010	Group G.S.A.
DA – 0000	Drawing List & Location Plan	01	Dated: 1 July 2010	Group G.S.A.
DA – 1001	Site Plan	01	Dated: 1 July 2010	Group G.S.A.
DA – 2000	Ground Floor Plan	01	Dated: 1 July 2010	Group G.S.A.
DA – 2001	First Floor Plan	01	Dated: 1 July 2010	Group G.S.A.
DA – 2003	Roof Plan	01	Dated: 1 July 2010	Group G.S.A.
DA – 3000	Elevations & Sections	01	Dated: 1 July 2010	Group G.S.A.
SK – 9000	Smoking Calculations	01	Dated: 1 July 2010	Group G.S.A.

As amended by the following plans:

Architectural Plans				
Drawing	Title	Rev	Date	Drawn By
1012	Ground Floor	2	21 December 2010	Group G.S.A.
1014	Roof	2	21 December 2010	Group G.S.A.
2012	Detail Plan – Ground Floor	2	21 December 2010	Group G.S.A.
2014	Detail Plan – Roof	2	21 December 2010	Group G.S.A.
3110	Sections	2	21 December 2010	Group G.S.A.
3010	External Elevations	2	21 December 2010	Group G.S.A.

This development is to be carried out (and building upgraded) in accordance with all recommendations of the following:

Reports / Documentation		
Report	Dated	Prepared By
Fire Services Report	June 2010	Warren Smith and Partners
Preliminary BCA Assessment Report	2 July 2010	BM and G
Concept Fire safety Strategy	June 2010	DEFIRE
Accessibility Report	18 June 2010	Morris Goding
Environmental Noise Impact Assessment	4 June 2010	Acoustic Logic

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

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

2. Compliance with External Department, Authority or Service Requirements

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

External Department, Authority or Service name	E-Services Reference	Dated
Energy Australia	Response Energy Aust Referral	10 February 2011

(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 and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)



- **THE FOLLOWING CONDITION IS TO BE DELETED:**

3. DELETED

This letter should therefore be read in conjunction with Development Consent DA2010/1067 dated 18 November 2010.

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 96(6) 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.

Should you require any further information on this matter, please contact **Mitchell Drake** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number **9942 2111**, or at any time on facsimile number **9971 4522**.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit our E-Services System at www.warringah.nsw.gov.au.

Yours faithfully

Mitchell Drake
Development Assessment Officer

