

24 March 2016



Roche Products Pty Ltd
Po Box 255
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2015/0295
Address: Lot 100 DP 611332 , 100 South Creek Road, CROMER NSW 2099
Lot A DP 394910 , 38 Orlando Road, CROMER NSW 2099
Proposed Development: Modification of Consent No. 2014/0573 granted for Subdivision of two (2) lots into three (3) lots

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,

Alex Keller
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2015/0295
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Roche Products Pty Ltd
Land to be developed (Address):	Lot 100 DP 611332 , 100 South Creek Road CROMER NSW 2099 Lot A DP 394910 , 38 Orlando Road CROMER NSW 2099
Proposed Development:	Modification of Consent No. 2014/0573 granted for Subdivision of two (2) lots into three (3) lots

DETERMINATION - APPROVED

Made on (Date)	24/03/2016
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify the Application Details - Proposed Development to read as follows:

Proposed Development: Subdivision of two (2) Lots into two (2) Lots

B. 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
Draft Subdivision Plan of Lot 100 in DP611332 & Lot A in DP394910 Sheet 1	Received 8/1/2016	Stephen R Emery Surveyor
Draft Subdivision Plan of Lot 100 in DP611332 & Lot A in DP394910 Sheet 2	Received 8/1/2016	Stephen R Emery Surveyor

d) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

C. Modify Condition 20. Development Envelope Setbacks to read as follows:

20. Development Envelope Setbacks

- The building setback lines are to be included on the Subdivision Certificate plans, as shown on the Section 96 Modification application plans, dated 2/8/2013 (received 8/1/2016), sheets 1 and 2, drawn by Stephen R Emery.

A positive covenant (under the provisions of Section 88B of the Conveyancing Act 1919) is to be created on the final plan of subdivision and accompanying 88B instrument, requiring any future building or carparking to not encroach within the nominated side or front boundary setbacks. The terms of the positive covenant are to be prepared to Council's standard requirements, which are available from Warringah Council. Warringah Council shall be nominated as the sole authority empowered to release, vary or modify such covenant.

Details demonstrating compliance are to be provided with the plans for the Subdivision Certificate.

Reason: To protect the landscape setting and continuity for future development patterns in the context of surrounding land uses (DACPLHPS2)

Important Information

This letter should therefore be read in conjunction with DA2014/0573 dated 9 September 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

Signature _____

Name Alex Keller, Senior Development Planner

Date 24/03/2016