

NORTHERN BEACHES COUNCIL

5 May 2017



Vigor Master Pty Ltd
Suite 201A, 24 Thomas Street
CHATSWOOD NSW 2067

Dear Sir/Madam

Application Number: Mod2017/0028
Address: Lot 2506 DP 752038 , 2506 / 0 Bundaleer Street, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2013/0587 granted for Construction of a boarding house

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,

Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0028
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Vigor Master Pty Ltd
Land to be developed (Address):	Lot 2506 DP 752038 , 2506 / 0 Bundaleer Street BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2013/0587 granted for Construction of a boarding house

DETERMINATION - APPROVED

Made on (Date)	05/05/2017
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.5A - 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
S-107 Issue D	27-10-2016	Vigor Master Pty Ltd

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

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

d) No consent is granted to any sewage pipe line outside of the land subject to this consent or on any adjoining road reserve.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B. Delete Condition No.12 – Approval of the On-site Sewage Management System and replace with new Condition No.12(a) - Approval of the On-site Sewage Management System which

reads:

"Prior to the release of the Construction Certificate, the applicant must submit an 'Approval to Install an On Site Sewage Management System' for the sewer pump holding tank to the Certifying Authority.

Details demonstrating compliance are to be submitted to the Certifying Authority.

Reason: To fulfil the requirements under Section 68 of the Local Government Act 1993"

C. Delete Condition No.38 Waste Water System and replace with Condition No.38(a) - Approval to Operate the On-site Sewage Management System which reads:

"Prior to the release of the Occupation Certificate, the applicant must submit an 'Approval to Operate an On Site Sewage Management System' for the sewer pump holding tank to the Certifying Authority.

Reason: To fulfill the requirements under Section 68 of the Local Government Act 1993.
(DACHPFPOC4)"

Important Information

This letter should therefore be read in conjunction with DA2013/0587 dated 28 August 2014 (date of operative consent).

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 Nick England, Planner

Date 05/05/2017