

8 November 2010



TSA Management
PO Box 56
NARRABEEN NSW 2101

Dear Sir/Madam,

CA (SDS)

RE: Development Application No Mod2010/0180

Description: Modification of Consent No. 6000/6478 granted in the LE&C for construction of 130X 2 Bedroom Self Care Units as an Extension of the existing RSL War Veterans Retirement Village

Address: Lot 1 Veterans Parade WHEELER HEIGHTS

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 4 November 2010 and determined as follows:

A. Modify Condition No.1 to read as follows:-

No. 1 - Approved Plans

The development being carried out in accordance with development application DA6000/6478 plans numbered as seen below:

Drawing No.	Drawing Title	Revision Date	Date
Architecturals: Prepared by Cox Richardson Architects			
94072 DA-01 Rev A	Master plan	-	March 1998
94072 DA-02 Rev B	Site Plan	-	March 1998
94072 DA-03	Site Sections	-	March 1998
94072 DA-04	Units	-	March 1998
94072 DA-05	Community Club	-	March 1998

Except as modified by Modification 2 Reference 6000/6478/2 approved by Council on 5 October 2006 in accordance with the following drawing numbers:

Drawing No.	Drawing Title	Revision No.	Date
Architecturals: Prepared by Humel Architects			
100	Stage 1 Masterplan	-	December 2005
101 Rev G	Stage 1: Site Plan	08/02/2006	February 2006
102 Rev G	Stage 1: Ground Floor Plan	08/02/2006	February 2006
103 Rev G	Stage 1: First Floor Plan	08/02/2006	February 2006
104 Rev G	Stage 1: Building elevations & site sections 1 & 2	08/02/2006	February 2006
105 Rev G	Typical detail plans of units, garbage areas, clothes line pavilion and gazebo	08/02/2006	February 2006
106 Rev G	Typical floor plan & Roof plan & Elevations units blocks: A; B; D; E; F; G & H	08/02/2006	February 2006
107 Rev G	Typical floor plan & Roof plan & Elevations units blocks: C	08/02/2006	February 2006

And as modified by Modification 3 Reference 6000/6478/3 approved by Council on 27 May 2007 in accordance with the following drawing numbers:



Plan Number / Title	Dated
PSL3391A/LA/CD-000 (Issue A) "Cover Sheet"	Oct 06
PSL3391A/LA/CD-001 (Issue A) "GA Materials and Finishes Plan – Community Building"	Oct 06
PSL3391A/LA/CD-005 (Issue A) "Planting Layout Plan – Community Building"	Oct 06
PSL3391A/LA/CD-009 (Issue A) "Landscape Hardworks Details"	Oct 06
PSL3391A/LA/CD-010 (Issue A) "Softworks Details and Plant Schedule"	Oct 06
2003.10-101 (Rev A) "Stage 1A – Site Plan Community Building"	20-10-06
2006.50-103 (Rev B) "Ground Floor Plan Community Building"	31-10-06
2006.50-106 (Rev CC) "Stage 1A – Community Building Elevations & Sections"	1-02-2007

And as further modified by the plans listed below that were submitted with the Section 96 application no Mod2010/0180, and endorsed with Council's approval stamp, but only in so far as the plans reflect the changes outlined in the Statement of Environmental Effects dated July 2010 prepared by Ingham Planning Pty Ltd;

Drawing Number	Rev	Dated	Prepared By
DA0 – DA20	S96AA	July 2010	Humel Architect Pty Ltd

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

B. Modify condition No.26 to read as follows:-

No.26 - Accessible Entry

The development is for the purposes of Seniors Housing or Housing for Persons with a Disability and is required to comply with the Schedule 3 (Standards concerning accessibility and useability for self-contained dwellings) of the State Environmental Planning Policy (Housing for seniors or people with Disability 2004).

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

Reason: To ensure statutory requirements have been completed, public safety and equitable access for seniors of people with a disability.

C. The addition of Additional Conditions 1A and 6B as follows:

1A. Compliance with External Department, Authority or Service Requirements

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

External Department, Authority or Service	E-Services Reference	Dated
NSW Office of Water	Response NSW office of Water Referral	29/09/2010
NSW Rural Fire Services	Response NSW RFS Referral	8/09/2010

(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.

6B. Flooding

(i) Habitable Rooms

No approval is granted by this development consent for habitable rooms (as defined by the New South Wales Floodplain Development Manual) to be located under the flood planning level.

(ii) Fencing

All fencing shall be designed and constructed from flood compatible materials (as defined by the New South Wales Floodplain Development Manual) and withstand the hydraulic forces of the floodwater. Any fencing must not impede the existing flood regime and allow passage of flood waters and not result in an adverse flood impact to surrounding properties for events up to and including the 1% ARI (i.e. open style fence),

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: *To protect the building from flooding in accordance with Council and NSW Government policy.*

This letter should therefore be read in conjunction with Development Consent Court Approval No. 6000/6478 dated 28 May 1998 Modification Court Orders dated April 2003 & May 5 2004 and Mod 2 dated 5 October 2006, Mod 3 (Mod 6000/6478/3) dated May 2007, Mod 4 (Mod 2008/0158) dated 18 February 2010. Please find attached a consolidated set of conditions incorporating both modifications of 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 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 **Lashta Haidari** 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 DA's Online System at www.warringah.nsw.gov.au.

Yours faithfully

Rod Piggott
Team Leader Development Assessments