

NORTHERN BEACHES COUNCIL

22 August 2017



Rocker Holdings Pty Ltd
PO Box 1097
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2017/0127
Address: Lot 4 DP 270323 , 4 Tilley Lane, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2016/0187 granted for Construction of a child care centre

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
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2017/0127
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Rocker Holdings Pty Ltd
Land to be developed (Address):	Lot 4 DP 270323 , 4 Tilley Lane FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2016/0187 granted for Construction of a child care centre

DETERMINATION - APPROVED

Made on (Date)	21/08/2017
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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:

"1A. Modification of Consent - 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:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA001 Roof Plan	9 May 2017	Space Design Architecture
DA100 Ground Floor Plan	9 May 2017	Space Design Architecture
DA101 First Floor Plan	9 May 2017	Space Design Architecture
DA102 Second Floor Plan	9 May 2017	Space Design Architecture
DA201 Elevations 01	9 May 2017	Space Design Architecture
DA202 Elevations 02	9 May 2017	Space Design Architecture
DA301 Sections 01	9 May 2017	Space Design Architecture

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:

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Landscape Plans		
Drawing No.	Dated	Prepared By
Landscape Plan Ground Floor	8 May 2017	Conzept Landscape Architecture
Landscape Plan 1st and 2nd Floor.	8 May 2017	Conzept Landscape Architecture
Landscape Details 1	8 May 2017	Conzept Landscape Architecture

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

B. Modify Condition No.2 "Compliance with Other Department, Authority or Service Requirements", to read as follows:

"2. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	eServices Reference	Dated
NSW Rural Fire Service	Referral Response NSW RFS	13 June 2017

(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 other Department, Authority or Body's. (DACPLB02)"

Important Information

This letter should therefore be read in conjunction with DA2016/0187 dated 6/7/2016.

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

NORTHERN BEACHES COUNCIL

Signature

Name

Alex Keller, Principal Planner

Date

21/08/2017