

NORTHERN BEACHES COUNCIL

20 June 2016



Jessica Wray
C/ - Arcouture Po Box 72
DEE WHY NSW 2099

Dear Sir/Madam

Application Number: Mod2016/0068
Address: Lot 16 DP 11438 , 2 Carawa Road, CROMER NSW 2099
Lot 15 DP 11438 , 2 Carawa Road, CROMER NSW 2099
Proposed Development: Modification of Development Consent DA2008/1704 granted for a
Mixed use development comprising residential and commercial
units, basement carparking, landscaping and ancillary site works

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,

Lashta Haidari
Senior Development Planner

NOTICE OF DETERMINATION

Application Number:	Mod2016/0068
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Jessica Wray
Land to be developed (Address):	Lot 16 DP 11438 , 2 Carawa Road CROMER NSW 2099 Lot 15 DP 11438 , 2 Carawa Road CROMER NSW 2099
Proposed Development:	Modification of Development Consent DA2008/1704 granted for a Mixed use development comprising residential and commercial units, basement carparking, landscaping and ancillary site works

DETERMINATION - APPROVED

Made on (Date)	20/06/2016
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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:

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
S96 -00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 (Issue C)	24 March 2016	ArCouture
CS (Issue A)	24 March 2016	ArCouture

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:

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

B. Add Condition <4A - Maximum Capacity of Cafe Use> to read as follows:

The café / takeaway shop is to be operated with the provision of no more than 20 seats.

Reason: To comply with the parking requirements

C. Add Condition <4B -Allocation of Tandem Parking Spaces> to read as follows:

Tandem parking spaces are to be allocated to one unit.

Reason: To enable to manage the simultaneous use of the both parking spaces

D. Modify Condition 21 - External Finishes > to read as follows:

The external finishes of the development are to be consistent with the approved "Colours and Finishes Schedule" (CS Issue A). The final selection is to maintain predominantly earthy and natural tones, particularly in relation to the use of sandstone facing on the Ground Floor Level. Any variations to this are to be the subject of a Section 96 Modification of Consent.

The roof shall be medium to dark in colour in order to minimise solar reflections to neighbouring properties. The metal roof shall not be of light colours such as off white, cream, silver or light grey colours.

Full details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: *To ensure a suitable streetscape appearance and to ensure that excessive glare or reflectivity nuisance from roofing materials does not occur as a result of the development.*

Important Information

This letter should therefore be read in conjunction with Development Application No. DA2008/1704, dated 30 April 2009
Modification Application No. Mod2013/0068, dated 11 June 2013.

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 Lashta Haidari, Senior Development Planner

Date 20/06/2016