



CUMBERLAND
CITY COUNCIL

ModRef: MOD2021/0084

08 April 2021

Concise Planning
PO Box 603
ENGADINE NSW 2233

Dear Sir/ Madam,

Application No. MOD2021/0084
Property: 30 Loftus Road YENNORA NSW 2161,
Legal Description: Lot 8 DP 1233715

Council is pleased to advise that the above Modification Application has been approved subject to conditions (attached).

You are reminded that no work can commence until a Construction Certificate has been issued.

In order to obtain a Construction Certificate your attention is drawn to the need to comply with the conditions of Development Consent (as amended). Stamped Construction Certificate plans can only be obtained once all conditions are complied with.

Please Note: Any breaches of your development consent conditions may result in enforcement action being commenced by Council. This can include fines and/or legal proceedings. Please ensure conditions are fully complied with at all times.

Any further enquiries should be directed to Asadujjaman Md on 8757 9000 between 8.30am and 4.30pm, Monday to Friday.

Yours faithfully,

Jai Shankar
EXECUTIVE MANAGER DEVELOPMENT AND BUILDING

MODIFICATION APPLICATION NOTICE OF DETERMINATION

Under the *Environmental Planning and Assessment Act, 1979*
[Section 4.55(2)]

Modification Application No: MOD2021/0084

Applicant: Concise Planning
PO Box 603
ENGADINE NSW 2233

Property Description: 30 Loftus Road YENNORA NSW 2161,
Lot 8 DP 1233715

Development: Section 4.55(2) modification to alter fire services, including the addition of a water tank, provision of an associated pump room, reconfiguration of 2 carparking space and accommodation of 4 carparking space upon the West elevation of the site and the removal of a tree

Determination

Pursuant to Section 4.55(2) of the Act, Council advises that the modification application has been determined by:

- **Granting of Consent** subject to the conditions attached on the following page(s)

Determination Date: 8 April 2021

By: Council Staff

Right of Appeal

Section 8.9 and 8.10 of the Environmental Planning & Assessment Act 1979 allows an applicant dissatisfied with Council's determination of this application a right of appeal to the Land and Environment Court within 12 months of the date of determination.

Section 8.3 of the Act provides that an applicant may request, within 28 days of the date of this determination, that the Council review its determination (this does not apply to designated development). A fee is required for this review.



Jai Shankar
EXECUTIVE MANAGER DEVELOPMENT AND BUILDING

Date: 08 April 2021

CONDITIONS OF APPROVAL

Accordingly, Development Consent DA2020/0488 is amended as follows:

2. **DAGCA02 - Approved Plans and Supporting Documents**

The development must be carried out in accordance with the following endorsed plans and documents, except as otherwise provided by the conditions of this consent.

Reference/Dwg No	Title/Description	Prepared By	Date/s
LTS1.01 (D)	Site Plan	Tim Farrell Pty Ltd	29 Jan 2021
LTS-1.02 (E)	Floor Plan	Tim Farrell Pty Ltd	9 Feb 2021
LTS-1.03(C)	Sections and pumproom	Tim Farrell Pty Ltd	29 Jan 2021
LTS-1.04(C)	Elevations	Tim Farrell Pty Ltd	29 Jan 2021
Final - PR200026	Statement of Environmental effects	Concise planning	17 Aug 2020
Final - PR200026-2	Statement of Environmental effects	Concise planning	22 Feb 2021
-	BCA Capability Statement	Concise Certification	3 August 2020
-	Certificate of Compliance for Fire Services	RG Fire Consultancy	2 Feb 2021
Issue E, drawing F01	Sprinkler System Layout	RG Fire Consultancy	2 Feb 2021
Issue D, drawing F02	Sprinkler System Detail	RG Fire Consultancy	2 Feb 2021
Issue B	Sprinkler System Specification	RG Fire Consultancy	2 Feb 2021
H01/P3 to H04/P3	Hydraulic Services Plan	Inline Hydraulic Services	2 Feb 2021
-	Arboriculture Impact Assessment	Treereapirs	17 Feb 2021

(Reason: To confirm and clarify the details of the approval)

[Condition 2 of the Development Consent (DA2020/0488) is amended by this Modification Application (MOD2021/0084)]

10. **DACCD02 - Fire Safety Upgrade Details**

Plans and specifications shall be submitted to the Principal Certifier for compliance assessment prior to the issue of a Construction Certificate detailing the accommodation of 4 carparking spaces and reconfiguration of 2 carparking spaces upon the West elevation of the site and the fire safety upgrade works complies with the relevant parts of the National Construction Code and relevant Australian Standards.

(Reason: To ensure that the upgrade works complies with the NCC)

[Condition 10 of the Development Consent (DA2020/0488) is amended by this Modification Application (MOD2021/0084)]

All other conditions of the Development Consent (DA2020/0488) remains unchanged.

Note: This determination notice is strictly for the changes sought under the subject modification application MOD2021/0084. No approval is granted or implied for any other works/changes proposed to the subject development.