

# NOTICE OF DETERMINATION

Section 96 of Environmental Planning and Assessment Act, 1979

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Approval Date	
Authority	Joint Regional Planning Panel
Reference	DA-2012/205/D
Contact	Marta Sadek 9562 1743

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Huntingdon Nursing Home Pty Ltd  
C/- Snell Architects  
169 Albion Street  
SURRY HILLS NSW 2010

**DRAFT**

**Property:** 99-105 Harrow Road, 1-11 Connemarra Street & 2 Washington Street,  
BEXLEY  
Lot 1 DP 984073, Lot B DP 927202, Lot 1 DP 928719, Lot A Sec19 DP  
927202, Lot 10 DP 1170591, Lot 3 DP 307377

**Proposal:** S96(2) Application - Modifications to Huntingdon Nursing Home  
including conversion of room uses, changes to room layout, additional  
excavation and new windows in south west elevation

Your application to modify Development Consent No. DA-2012/205 dated 28 June 2012 was considered under Section 96(2) of the Environmental Planning and Assessment Act 1979. The results are listed below.

- A. Modifications to Notice of Approval dated 28 June 2012 are as follows:
- \* Amend condition no. 2 to read
  - 2. "The development must be implemented in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions:
    - \* Amend condition no. 2 to read
    - 2. "The development must be implemented in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions:

Type	Drawn by	Number	Issue	Date	Received
Site Plan	Snell Architects	1001	G	30.05.12	31.05.12
Level 1 Floor Plan	Snell Architects	1101	G	30.05.12	31.05.12

<i>Level 2 Floor Plan</i>	<i>Snell Architects</i>	<i>1201</i>	<i>II</i>	<i>06.05.13</i>	<i>13.05.13</i>
Level 3 Floor Plan	Snell Architects	1301	KKK	21.05.13	21.05.13
<i>Level 4 Floor Plan</i>	<i>Snell Architects</i>	<i>1302</i>	<i>KK</i>	<i>06.05.13</i>	<i>13.05.13</i>
<i>Level 5 Floor Plan</i>	<i>Snell Architects</i>	<i>1303</i>	<i>LL</i>	<i>06.05.13</i>	<i>13.05.13</i>
Roof Level	Snell Architects	1401	ii	27.02.13	27.02.13
<i>Elevations 1</i>	<i>Snell Architects</i>	<i>1501</i>	<i>LL</i>	<i>06.05.13</i>	<i>13.05.13</i>
<i>Elevations and Sections 01</i>	<i>Snell Architects</i>	<i>1502</i>	<i>KKK</i>	<i>21.05.13</i>	<i>21.05.13</i>
<i>Elevations and Sections 03</i>	<i>Snell Architects</i>	<i>1503</i>	<i>KKK</i>	<i>21.05.13</i>	<i>21.05.13</i>
<i>Elevations and Sections 04</i>	<i>Snell Architects</i>	<i>1504</i>	<i>JJJ</i>	<i>2.05.13</i>	<i>21.05.13</i>
Privacy Screen Study	Snell Architects	3013	B	12.12.12	20.12.12
Privacy Screen Study	Snell Architects	3017	A	Nov 2012	20.12.12
Privacy Screen Study	Snell Architects	3018	A	Nov 2012	20.12.12
<i>Building Signage for ambulance staff</i>	<i>Snell Architects</i>	<i>FD 23 to FD 26</i>	<i>A</i>	<i>17.5.13</i>	<i>21.5.13</i>
Landscape Plan	Outdoor Interests	L01/01	B	19.04.12	24.04.12
Stormwater Management– First Floor	Acor Consultants Pty Ltd	C1.01	D	08.12.11	21.12.11
Stormwater Management– Fifth Floor	Acor Consultants Pty Ltd	C1.05	D	08.12.11	21.12.11
Stormwater Management– Roof and Catchment Plan	Acor Consultants Pty Ltd	C1.07	C	08.12.11	21.12.11
<i>Basement Stormwater Plan</i>	<i>Demlakian Engineering</i>	<i>SW1</i>	<i>B</i>	<i>10.05.12</i>	<i>13.05.13</i>

<i>Ground Floor Stormwater Plan</i>	<i>Demlakian Engineering</i>	<i>SW2</i>	<i>B</i>	<i>10.05.12</i>	<i>13.05.13</i>
<i>On-site detention &amp; rainwater tank sections</i>	<i>Demlakian Engineering</i>	<i>SW3</i>	<i>A</i>	<i>10.05.13</i>	<i>13.05.13</i>
<i>Stormwater drainage notes &amp; drawing schedule</i>	<i>Demlakian Engineering</i>	<i>SW0</i>	<i>A</i>	<i>10.05.13</i>	<i>13.05.13</i>

\* Amend condition no. 132 to read

132 " A Plan of Management for on site parking is to be prepared prior to occupation to ensure staff, residents and visitors have access to the existing carparking areas within the development site. The Plan of Management is to address relevant procedures to ensure staff is aware of the intercom system allowing access to ambulance staff through the Porte Cochere entrance. Access to the building by ambulance staff is to be carried out from the Porte Cochere entrance only. The Plan of Management is to be implemented at all times. A copy is to be provided to Council."

B. Additional conditions are:

161. Prior to the issue of the Occupation Certificate signage shall be installed at main access points in Connemarra Street indicating ambulance access through the Porte Cochere only as indicated in approved drawings FD 23, 24, 25 and 26 listed in condition 2 of this consent.
162. Prior to commencement of operations an intercom system shall be installed at the ambulance staff access point located next to the Porte Cochere to allow ambulance staff to communicate to staff in the facility when attending the site.
163. Any portion of the proposed Car Parking Facility and driveway within 3m of the proposed detention tank shall be constructed on a pier and beam foundation with piers extending 300mm below the bottom of the tank base.

The reasons for these additional conditions are:

- To minimise impacts to the amenity of the area and achieve compliance with planning policies.

## DEVELOPMENT CONSENT ADVICE

- A new Construction Certificate may be required to be submitted to and approved by your Principal Certifying Authority prior to carrying out works the subject of the proposed amendment/s.

- In the event of any inconsistency between conditions of this approval and the drawings/documents referred to in Condition 2, the conditions of this approval prevail.
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## ADDITIONAL INFORMATION

- Conditions as described above are imposed after consideration of the Development Application under Section 79C of the Environmental Planning and Assessment Act, 1979. They are designed to protect the amenity of the neighbourhood so that the development will not be contrary to public interest.
  - If you are dissatisfied with the result of a Consent Authority in respect of an Application under Section 96 of the Act, you are entitled to appeal to the Land and Environment Court. You must make this appeal within 6 months after the date on which you receive this notice. The Court's Office is situated at Level 1, 225 Macquarie Street, Sydney (Telephone 9228-8388) and the appropriate form of appeal is available from the Clerk of your Local Court.
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Should you have any further queries please contact Marta Sadek on 9562 1743.

Luis Melim  
**Manager - Development Services**