

10 May 2018



Karimbla Constructions Services (NSW) Pty Ltd  
Level 11, 528 Kent Street  
SYDNEY NSW 2000

Dear Sir/Madam

**Application Number:** Mod2018/0158

**Address:** Lot 3 DP 212382 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot B DP 371110 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot A DP 371110 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 2 DP 212382 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 1 DP 212382 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 1 DP 209503 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 1 DP 307937 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 3 DP 307937 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot A DP 416469 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 1 DP 504212 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 10 DP 231418 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot 11 DP 231418 , 884 - 896 Pittwater Road, DEE WHY NSW 2099  
Lot A DP 339410 , 884 - 896 Pittwater Road, DEE WHY NSW 2099

**Proposed Development:** Modification of Development Consent DA2016/0705 granted for a mixed use development to carry out minor alterations and install additional air conditioning condensers

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 website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.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 1300 434 434 or via email quoting the application number, address and description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Lashta Haidari  
Principal Planner

**NOTICE OF DETERMINATION**

<b>Application Number:</b>	Mod2018/0158
<b>Determination Type:</b>	Modification of Development Consent

## APPLICATION DETAILS

<b>Applicant:</b>	Karimbla Constructions Services (NSW) Pty Ltd
<b>Land to be developed (Address):</b>	<p>Lot 3 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot B DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 2 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 209503 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 3 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 416469 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 504212 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 10 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 11 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 339410 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p>
<b>Proposed Development:</b>	Modification of Development Consent DA2016/0705 granted for a mixed use development to carry out minor alterations and install additional air conditioning condensers

## DETERMINATION - APPROVED

<b>Made on (Date)</b>	10/05/2018
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The request to modify the above-mentioned Development Consent has been approved 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 (changes highlighted in Red circles)

**Architectural Plans - Endorsed with Council's stamp**

Drawing No.	Dated	Prepared By
0007 - GA Ground Level (Revision M)	07/11/2017	Crone Architects
0009 (Revision M)	07/11/2017	Crone Architects

**Reports / Documentation – All recommendations and requirements contained within:**

Report No. / Page No. / Section No.	Dated	Prepared By
Statement of Environmental Effects	30 January 2018	Meriton

Any plans and/or documentation submitted to satisfy the Conditions of this consent.

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

**b) Add new Condition 1A <Noise Impact > to read as follows**

Any noise generated from the condenser shall not exceed more than 5dB(A) above the background level when measured from property boundary and individual units within the development site. Any noise generated from the condenser needs to comply with the Environment Protection Authority's NSW Industrial Noise Policy/Noise Policy for Industry (2017) and any appropriate legislation to prevent offensive noise.

Reason: To ensure that noise generated from the premise does not create offensive (DACHPGOG5)

**Important Information**

This letter should therefore be read in conjunction with DA2016/0705, dated 10 May 2017.

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

A handwritten signature in blue ink, reading "Lashta Haidari".

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Name Lashta Haidari, Principal Planner

Date 10/05/2018