

11 September 2020

Bucketty's Brewery Pty Ltd  
26 Orchard Road  
BROOKVALE NSW 2100

Dear Sir/Madam

**Application Number:** Mod2020/0408  
**Address:** Lot A DP 413126 , 26 Orchard Road, BROOKVALE NSW 2100  
**Proposed Development:** Modification of Development Consent DA2020/0160 granted for to use the premises as an artisan food and drink industry and associated signage

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,



Gareth David  
**Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2020/0408
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Bucketty's Brewery Pty Ltd
<b>Land to be developed (Address):</b>	Lot A DP 413126 , 26 Orchard Road BROOKVALE NSW 2100
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0160 granted for to use the premises as an artisan food and drink industry and associated signage

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	11/09/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Delete Condition 20 - Removal of Redundant Driveways which read as follows:

All redundant driveways shall be removed and reinstated to Council standard kerb and gutter. Suitably prepared plans shall be submitted to approved by Council. All costs associated with the works shall be borne by the applicant.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approval.

Reason: To maximise on street car parking by removing driveways that are no longer needed in accordance with Council policy

#### B. Add Condition 47 - Restriction on Orchard Road Driveway Use to read as follows:

No vehicles are to enter or leave the site using the easternmost driveway crossover while the use of the premises for an artisan food and drink industry (as approved under DA2020/0160) is operational. A sign, legible from the street, shall be permanently displayed to indicate that this driveway cannot be used for vehicular access or parking. This sign must be located wholly within the site boundaries.

Reason: To ensure traffic and pedestrian safety

### Important Information

This letter should therefore be read in conjunction with DA2020/0160.

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.

## Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

## Right of Appeal

Section 8.10 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.

*NOTE: A fee will apply for any request to review the determination.*

**Signed**                      On behalf of the Consent Authority



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Name                      Gareth David, Planner

Date                      11/09/2020