

24 February 2021



BBF Town Planners
1 / 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam

Application Number: Mod2020/0598
Address: Lot 1 DP 1001963 , 638 Pittwater Road, BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2019/0239 granted for demolition works and construction of a mixed use development

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

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

Regards,



David Auster
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0598
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	BBF Town Planners
Land to be developed (Address):	Lot 1 DP 1001963 , 638 Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2019/0239 granted for demolition works and construction of a mixed use development

DETERMINATION - APPROVED

Made on (Date)	24/02/2021
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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
A02A Version S4.55	08.09.20	Barry Rush & Associates
A03A Version S4.55	08.09.20	Barry Rush & Associates
A04A Version S4.55	08.09.20	Barry Rush & Associates
A11A Version S4.55	08.09.20	Barry Rush & Associates
A19A Version S4.55	08.09.20	Barry Rush & Associates

b) 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.

B. Modify Condition 82 to read as follows:

82. Allocation of Spaces

152 car parking spaces shall be provided, made accessible, and maintained, at all times (unless they

must be removed to comply with the condition requiring vehicle access to No. 640 Pittwater Road). The spaces shall be allocated as follows:

- 87 - Residential (Including spaces for persons with a disability)
- 9 - Residential - Visitors (Including spaces for persons with a disability)
- 56 - Commercial/retail including customer parking (Including spaces for persons with a disability)

Car-parking provided shall be used solely in conjunction with the uses contained within the development. Each car parking space allocated to a particular unit / tenancy shall be line marked and numbered or signposted to indicate the unit / tenancy to which it is allocated.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate.

Reason: To ensure that adequate parking facilities to service the development are provided on site.

C. Modify Condition 85 to read as follows:

85. Surplus Parking Spaces

The 53 surplus car parking spaces must not be allocated to any of the proposed apartments or retail tenancies.

They may be used for visitor/customer parking prior to any redevelopment of the site but must be available to be reallocated when an application for the redevelopment of the site is lodged (i.e. any application to add additional apartments).

Reason: To ensure the site is suitably developed in the future and adequate car parking is provided.

Important Information

This letter should therefore be read in conjunction with DA2019/0239 dated 15/04/2020.

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



northern
beaches
council

A handwritten signature in blue ink, appearing to read 'D. Auster', on a light-colored rectangular background. A horizontal line is drawn below the signature.

Name David Auster, Planner

Date 24/02/2021