

22 February 2022



Nicholas Cavallo
123 Pitt Street
SYDNEY NSW 2000

Dear Sir/Madam

Application Number: Mod2021/0997

Address: Lot 22 DP 516006 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 101 DP 564655 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 7 DP 975160 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 8 DP 975160 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 21 DP 975160 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 25 DP 975160 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 26 DP 975160 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093
Lot 23 DP 518721 , 176 - 180 Condamine Street, BALGOWLAH NSW 2093

Proposed Development: Modification of Development Consent DA2021/1013 granted for alterations and additions to a retail premises

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,



Thomas Burns
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0997
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Nicholas Cavallo
Land to be developed (Address):	Lot 22 DP 516006 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 101 DP 564655 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 7 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 8 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 21 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 25 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 26 DP 975160 , 176 - 180 Condamine Street BALGOWLAH NSW 2093 Lot 23 DP 518721 , 176 - 180 Condamine Street BALGOWLAH NSW 2093
Proposed Development:	Modification of Development Consent DA2021/1013 granted for alterations and additions to a retail premises

DETERMINATION - APPROVED

Made on (Date)	22/02/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

Conditions to be Modified from Development Application DA2021/1013 under this Consent

Modify Condition 13 to read as follows:

13. Disabled Parking Spaces

Where disabled parking spaces are provided they must be in accordance with AS2890.6:2009. In this regard compliance with this requirement may be achieved by a Performance Solution under A2.0 and DP8 of the Building Code of Australia.

A report from an access consultant confirming that the proposed disabled parking spaces are compliant with the standard or Performance Solution is to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure accessible spaces are fit for purpose in accordance with Australian Standards.

Modify Condition 14 to read as follows:

14. Shared Zone Bollard

A bollard is to be provided at the shared zone between disabled spaces in accordance to Australian Standards AS2890.6:2009. In this regard compliance with this requirement may be achieved by a Performance Solution under A2.0 and DP8 of the Building Code of Australia.

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

Reason: To ensure compliance with Australian Standards.

Important Information

This letter should therefore be read in conjunction with DA2021/1013.

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 must be submitted to Council within 28 days 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



Name Thomas Burns, Planner

Date 22/02/2022