

21 September 2021

Archispectrum
Suite C5 8 Allen Street
WATERLOO NSW 2017

Dear Sir/Madam

Application Number: Mod2021/0701
Address: Lot 27 DP 1619 , 40 Winbourne Road, BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2021/0994 granted for use of premises as a Recreation Facility, including fit-out and 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

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:	Mod2021/0701
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Archispectrum
Land to be developed (Address):	Lot 27 DP 1619 , 40 Winbourne Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2021/0994 granted for use of premises as a Recreation Facility, including fit-out and signage

DETERMINATION - APPROVED

Made on (Date)	21/09/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 19 'Patron Capacity' to read as follows:

The maximum number of patrons permitted on the site is 80 when Condition 15 is not applicable.

Reason: To minimise impacts upon adjoining land.

Important Information

This letter should therefore be read in conjunction with DA2021/0994.

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 21/09/2021