

24 August 2022



Sean William Davis
20 Headland Road
NORTH CURL CURL NSW 2099

Dear Sir/Madam

Application Number: Mod2022/0320
Address: Lot 103 DP 1247294 , 145 Old Pittwater Road, BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2021/2116 granted for Use of premises as a recreation facility (indoor), alterations and additions 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,



Maxwell Duncan
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0320
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Sean William Davis
Land to be developed (Address):	Lot 103 DP 1247294 , 145 Old Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2021/2116 granted for Use of premises as a recreation facility (indoor), alterations and additions and signage

DETERMINATION - APPROVED

Made on (Date)	24/08/2022
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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
S4.55-A-000	29 April 2022	Quattro Architecture
S4.55-A-100	29 April 2022	Quattro Architecture
S4.55-A-101	29 April 2022	Quattro Architecture
S4.55-A-102	29 April 2022	Quattro Architecture
S4.55-A-200	29 April 2022	Quattro Architecture
S4.55-A-250	29 April 2022	Quattro Architecture

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

c) The development is to be undertaken generally in accordance with the following:

Landscape Plans		
Drawing No.	Dated	Prepared By

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

B. Modify Condition No. 31 - Allocated Parking Spaces (retail/commercial) - to read as follows:

Parking allocated to this development must be clearly signposted and linemarked as being for the use of this development. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability.

Important Information

This letter should therefore be read in conjunction with DA2021/2116 dated 31 January 2022.

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 lodged on the NSW Planning portal 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 Maxwell Duncan, Planner

Date 24/08/2022