

21 December 2022

Karadimas Investment Holdings Pty Ltd
Suite 104 53-59 Great Buckingham Street
REDFERN NSW 2016

Dear Sir/Madam

Application Number: Mod2022/0587
Address: Lot 10 DP 655639 , 509 Pittwater Road, BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2019/0875 granted for Use of premises as a recreation facility (indoor) 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,



Adam Susko
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0587
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Karadimas Investment Holdings Pty Ltd
Land to be developed (Address):	Lot 10 DP 655639 , 509 Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2019/0875 granted for Use of premises as a recreation facility (indoor) and signage

DETERMINATION - APPROVED

Made on (Date)	20/12/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 9 *Hours of Operation* to read as follows:

The hours of operation are to be restricted to:

- Monday to Friday - 5:00am to 8:30pm
- Saturday - 8:00am to 8:30pm
- Sunday and Public Holidays - 8:00am to 8:30pm

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

B. Add Condition 13 *Amplified Noise Management* to read as follows:

The use of amplified sound equipment and public address systems is not permitted, unless located entirely within the facility and used in such a manner that the noise cannot be heard in any habitable room of any residential premises.

Reason: To protect surrounding residents from any noise generated by the operation of the development.

C. Add Condition 14 *External Doors* to read as follows:

External doors shall remain closed during operating hours.

Reason: To protect surrounding residents from any noise generated by the operation of the development.

Important Information

This letter should therefore be read in conjunction with DA2019/0875 dated 10 December 2019 and Mod2020/0006 dated 13 January 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 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

Adam Susko, Principal Planner

Date

20/12/2022