

4 March 2022



Y Squared Pty Ltd
Level 1 567 Darling Street
ROZELLE NSW 2039

Dear Sir/Madam

Application Number: Mod2021/0885
Address: Lot 1 DP 588603 , 33 Oaks Avenue, DEE WHY NSW 2099
Lot A DP 326907 , 33 Oaks Avenue, DEE WHY NSW 2099
Lot B DP 326907 , 33 Oaks Avenue, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2021/1314 granted for
Construction of business identification 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,



Phil Lane
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2021/0885
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Y Squared Pty Ltd
Land to be developed (Address):	Lot 1 DP 588603 , 33 Oaks Avenue DEE WHY NSW 2099 Lot A DP 326907 , 33 Oaks Avenue DEE WHY NSW 2099 Lot B DP 326907 , 33 Oaks Avenue DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2021/1314 granted for Construction of business identification signage

DETERMINATION - APPROVED

Made on (Date)	04/03/2022
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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
802-90.21 (Issue No. 5)	5 November 2021	Y Squared Architects

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 8 - Hours of Illumination to read as follows:

Illumination of signage at the subject premises shall cease between 10:00pm and 7:00am Monday to Friday and 10:00pm and 8:00am on a Saturday, Sunday or a public holiday.

Signs must not flash, move or be constructed of neon materials.

Reason: To ensure residential premises are not affected by inappropriate or excessive illumination and

ensure consistency with the approved hours of operations of the medical centre. (DACPLG11)

C. Modify Condition 9 - Illumination Intensity and design

The level of illumination and/or lighting intensity used to illuminate the signage is to demonstrate compliance with the requirements of AS4282.2019 - Control of the Obtrusive Effects of Outdoor Lighting to ensure that excessive light spill or nuisance is not caused to any nearby premises.

Reason: To ensure appropriate forms of signage that are consistent with Council's controls and those that are desired for the locality, and do not interfere with amenity of nearby properties. (DACPLG12)

D. Modify Condition 10 - Existing Façade and existing slats to read as follows:

Approval is only granted for Sign 1 and Sign 3 within the red dotted rectangles demonstrated on the original approved plan and on the modified plan. Sign 2 for the above door sign is also approved. The existing façade surrounding Sign 1 is to be maintained in accordance with the finish of the building proper and not be a blue colour to avoid the whole facade appearing as signage.

Additionally, the slats surrounding Sign 3 are to maintained with the finish of the building proper and not be a blue colour to avoid the whole facade appearing as signage.

Reason: Streetscape, amenity and compliance with SEPP 64 Advertising and Signage.

Important Information

This letter should therefore be read in conjunction with DA2021/1314 dated 20 October 2021.

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



northern
beaches
council

A handwritten signature in black ink, appearing to read "Phil Lane".

Name Phil Lane, Principal Planner

Date 04/03/2022