

16 November 2022

Denwol Dee Why Pty Ltd
49 Greek Street
GLEBE NSW 2037

Dear Sir/Madam

Application Number: Mod2022/0204
Address: Lot 1 DP 166322 , 691 Pittwater Road, DEE WHY NSW 2099
Proposed Development: Modification of Development Consent DA2020/0272 granted for Demolition and construction of a mixed use building (shop-top boarding house)

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,



Peter Robinson
Executive Manager Development Assessment

NOTICE OF DETERMINATION

Application Number:	Mod2022/0204
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Denwol Dee Why Pty Ltd
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2020/0272 granted for Demolition and construction of a mixed use building (shop-top boarding house)

DETERMINATION - APPROVED

Made on (Date)	27/10/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.2A - 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
DA 800/ Revision C	5 September 2022	BKA Architecture
DA 801/ Revision B	5 September 2022	BKA Architecture
DA 802/ Revision B	5 September 2022	BKA Architecture
DA 803/ Revision B	5 September 2022	BKA Architecture
DA 804/ Revision B	5 September 2022	BKA Architecture
DA 805/ Revision B	5 September 2022	BKA Architecture
DA 806/ Revision B	5 September 2022	BKA Architecture
DA 807/ Revision C	5 September 2022	BKA Architecture
DA 808/ Revision B	5 September 2022	BKA Architecture
DA 809/ Revision A	5 September 2022	BKA Architecture
DA 810/ Revision A	5 September 2022	BKA Architecture
DA 811/ Revision A	5 September 2022	BKA Architecture
DA 812/ Revision A	5 September 2022	BKA Architecture

DA 813/ Revision A	5 September 2022	BKA Architecture
DA 814/ Revision B	5 September 2022	BKA Architecture
DA 815/ Revision A	5 September 2022	BKA Architecture
DA 816/ Revision A	5 September 2022	BKA Architecture
DA 817/ Revision B	5 September 2022	BKA Architecture

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. 1083496M_04	12 April 2022	EPS
Acoustic Report	1 April 2022	Acoustic Logic
BCA Assessment Report	29 March 2022	BCA Logic
Statement of Heritage Impact	April 2022	Heritage 21

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) 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. Add Condition 27A - Acoustic Report Recommendations - to read as follows:

Prior to the issuing of any Construction Certificate, documentation is to be submitted to the satisfaction of the Principal Certifier that recommendations within the Acoustic Report by Acoustic Logic dated 1 April 2022 (reference: 20200007.1/0104A/R3/KB) have been implemented/incorporated into the design of the premises.

Reason: To protect acoustic amenity of surrounding premises.

C. Add Condition 27B - Landscape plan – to read as follows:

The Landscape plan shall be updated by a qualified landscape architect / designer, horticulturist and/or arborist as applicable to reflect the landscaping extents as shown on the approved Architectural Plan (as amended by MOD2022/0204) and submitted to the Principal Certifying Authority prior to issue of the Construction Certificate relating to these works.

Reason: To ensure plan consistency and landscaping is designed by a suitably qualified person.

Important Information

This letter should therefore be read in conjunction with DA2020/0272, dated 4 December 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 Peter Robinson
 Executive Manager Development Assessment
Date 16/11/2022

NOTE: Signed by Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979 and EP&A Regulation 2000 as determined by the Sydney North Planning Panel on 27/10/2022.