

15 September 2020

Vicky Capar
11 Nield Avenue
BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2020/0398
Address: Lot 3 DP 6033 , 748 Pittwater Road, BROOKVALE NSW 2100
Lot 1 DP 739249 , 744 Pittwater Road, BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2019/1232 granted for demolition works and construction of a Hungry Jacks restaurant and take away food premise, and associated car parking 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,



Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0398
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Vicky Capar
Land to be developed (Address):	Lot 3 DP 6033 , 748 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 739249 , 744 Pittwater Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2019/1232 granted for demolition works and construction of a Hungry Jacks restaurant and take away food premise, and associated car parking and signage

DETERMINATION - APPROVED

Made on (Date)	15/09/2020
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The request to modify the above-mentioned Development Consent has been approved as follows:

B. Modify Condition No.23 Kerbside Parking Restrictions to read as follows:

The parking restrictions along the site frontage shall be reviewed to reinstate the parking spaces along the redundant driveway and install a 12m No Stopping restriction on the northern side of the proposed driveway. The above changes will be subject to the Local Traffic Committee approval which shall be obtained prior to works commencing. Suitably prepared plans shall be submitted to Council for Council review and Traffic Committee approval. The Traffic Committee meetings are held on a monthly basis and hence adequate time should be allowed for this process.

Reason: To minimise the adverse impact of the proposed vehicular access on the adjacent intersections (DACTRCPC2)

Important Information

This letter should therefore be read in conjunction with DA2019/1232 dated 2 April 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

should be submitted to Council within 3 months 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 Nick England, Planner

Date 15/09/2020