

29 November 2019



Northern Beaches Council
52 Raglan Street
MANLY NSW 2095

Dear Sir/Madam

Application Number: Mod2019/0454
Address: Lot 104 DP 1066371 , 1 Surfview Road, MONA VALE NSW 2103
Proposed Development: Modification of Development Consent DA2018/1771 granted for the demolition of the existing surf club building and construction of a new surf club building including a cafe, restaurant and function space

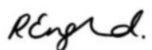
Please find attached the Notice of Determination for the above mentioned Application.

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,



Rebecca Englund
Manager Development Assessments

NOTICE OF DETERMINATION

Application Number:	Mod2019/0454
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Northern Beaches Council
Land to be developed (Address):	Lot 104 DP 1066371 , 1 Surfview Road MONA VALE NSW 2103
Proposed Development:	Modification of Development Consent DA2018/1771 granted for the demolition of the existing surf club building and construction of a new surf club building including a cafe, restaurant and function space

DETERMINATION - APPROVED

Made on (Date)	27/11/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. New Condition 1A 'Modification Approved Plans', to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the Approved Plan and Supporting Documentation referred to in Condition 1, as modified by the following:

(a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
A.DA.02.004 Rev B – Proposed Site Plan	13.9.19	Warren and Mahoney
A.DA.10.001 Rev C – Ground Level	15.10.19	Warren and Mahoney
A.DA.10.002 Rev C – Level 1	15.10.19	Warren and Mahoney
A.DA.20.001 Rev C – North and East Elevations	15.10.19	Warren and Mahoney
A.DA.20.002 Rev C – South and West Elevations	15.10.19	Warren and Mahoney
A.DA.30.001 Rev C – Sections	15.10.19	Warren and Mahoney

In the event of any inconsistency between conditions of this consent and the drawings referred to above, the conditions of this consent will prevail.

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

B. Delete Condition 21 'Enhanced Accessibility'.

C. New Condition 21 ‘Accessible Change Room’, to read as follows:

The Accessible Change room on the southern side of the ground floor is to:

- (i) Make provision for the inclusion of an accessible WC, and
- (ii) Make provision for an external door with access available from the eastern external wall of the building.

Reason: To ensure equitable disabled access and availability of facilities at all times for café patrons.

D. New Condition 25A ‘Temporary facilities’, to read as follows:

The applicant is to provide to Council’s satisfaction, a plan detailing the provision of temporary WCs to be available to the public during the construction of the Surf Club, and up until the completion of replacement bathroom facilities at Mona Bale Beach. Additional documentation is to include the number and type of temporary WCs, the location of the structures and a Plan of Management of their operation.

Reason: To ensure the reasonable provision of replacement WC facilities for public use during the construction of the surf club and up until replacement facilities are constructed.

E. Amend Condition 40 ‘Plan of Management’, to read as follows:

A Plan of Management (POM) for the operation of the premises is to be prepared and submitted to Council for approval prior to the issuance of an occupation certificate. The POM must include measures to address:

- (a) Hours of operation
- (b) Acoustics
- (c) Capacity
- (d) Complaints
- (e) Major events including multiple functions
- (f) Consistency with conditions of this consent
- (g) The availability/accessibility of all bathroom facilities for use by all patrons of the café and restaurant during operating hours.

Reason: To minimise environmental impacts of the development.

Important Information

This letter should therefore be read in conjunction with DA2018/1771 dated 13 February 2018.

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

R. Englund.

Name Rebecca Englund, Manager Development Assessments

Date 27/11/2019