

20 December 2019



Hilrok Properties Pty Ltd , Proprietors of Strata Plan 12989  
C/- Design Collaborative Suite 304 105 Pitt Street  
SYDNEY NSW 2000

Dear Sir/Madam

**Application Number:** Mod2019/0558  
**Address:** Lot CP SP 12989 , 19 - 23 The Corso, MANLY NSW 2095  
**Proposed Development:** Modification of Development Consent DA2019/0574 granted for Change of use to a pub alterations and additions to the premises fitout 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](http://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](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Claire Ryan  
**Principal Planner**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2019/0558
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Hilrok Properties Pty Ltd Proprietors of Strata Plan 12989
<b>Land to be developed (Address):</b>	Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095
<b>Proposed Development:</b>	Modification of Development Consent DA2019/0574 granted for Change of use to a pub alterations and additions to the premises fitout and signage

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	20/12/2019
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### A. Modify Condition 19. Hours of Operation to read as follows:

The hours of operation for the gaming room are to be restricted to:

Players Lounge:

- Monday to Saturday: 9:00am to 3:00am (following day)
- Sunday: 9:00am to 12midnight

Upon expiration of the permitted hours, all service, gaming, 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 23. Compliance with Acoustical Assessment to read as follows:

The operation of the gaming room must be done in accordance with the Acoustical Assessment prepared by by Koikas Acoustics Pty Ltd dated 13 May 2019, and must ensure that gaming room noise will be inaudible from any residential premises at any time.

Reason: To maintain residential amenity to neighbouring residential premises.

### Important Information

This letter should therefore be read in conjunction with DA2019/0574.

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 Claire Ryan, Principal Planner

Date 20/12/2019