

7 June 2018

Hot House Studio
Po Box 26
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2018/0209
Address: Lot 1 DP 668492 , 2 Beach Road, PALM BEACH NSW 2108
Lot A DP 341607 , 2 Beach Road, PALM BEACH NSW 2108
Proposed Development: Modification of consent N1044/99 for the additions to golf clubhouse

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,



Hugh Halliwell
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2018/0209
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Hot House Studio
Land to be developed (Address):	Lot 1 DP 668492 , 2 Beach Road PALM BEACH NSW 2108 Lot A DP 341607 , 2 Beach Road PALM BEACH NSW 2108
Proposed Development:	Modification of consent N1044/99 for the additions to golf clubhouse

DETERMINATION - REFUSED

Made on (Date)	07/06/2018
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Reasons for Refusal:

1. The supporting information, including acoustic report is deficient and has not adequately demonstrated that the development will not adversely impact public health, the environment or other lands with regards to relevant noise policies, including compliance with the *NSW Environment Protection Authority Industrial Noise Policy* and *Noise Policy for Industry (2017)*.

Important Information

This letter should therefore be read in conjunction with N1044/99 dated 27 April 2001, N1044/99/S96/1 dated 16 November 2017 and N1044/99/S96/2 dated 5 December 2017..

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.



northern
beaches
council

Signed On behalf of the Consent Authority

H Halliwell

Name Hugh Halliwell, Planner

Date 07/06/2018