

20 June 2023



Wade Stewart Cogle
Po Box 26
NEWPORT BEACH NSW 2106

Dear Sir/Madam

Application Number: Mod2023/0205
Address: Lot 11 DP 1275411 , 2 Beach Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2022/1860 granted for Alterations and additions to an existing commercial premises (Palm Beach Golf Club)

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,



Michael French
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2023/0205
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Wade Stewart Cogle
Land to be developed (Address):	Lot 11 DP 1275411 , 2 Beach Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2022/1860 granted for Alterations and additions to an existing commercial premises (Palm Beach Golf Club)

DETERMINATION - APPROVED

Made on (Date)	20/06/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - 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
MOD_100 Rev-C	17 April 2023	Hot House Architects
MOD_101 Rev-C	17 April 2023	Hot House Architects
MOD_110 Rev-C	17 April 2023	Hot House Architects
MOD_200 Rev-C	17 April 2023	Hot House Architects

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

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

B. Add Condition 10A- Building components and structural soundness to read as follows:

B1 - All new development below the Flood Planning Level of 3.41m AHD shall be designed and constructed from flood compatible materials. The extension below FPL must be flood proofed, so as to not include any construction material that is not susceptible to water damage, the flooring must be designed to be constructed of materials that allow it to be hosed out after a flood event. The fit out of the new extension must be designed to made of construction material that is not susceptible to water damage. The fit out should be designed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

B2 - All new development must be designed to ensure structural integrity up to the Flood Planning Level of 3.41m AHD, taking into account the forces of floodwater, debris load, wave action, buoyancy and immersion.

B3 - All new and existing power points, wiring and connections must be located above the Flood Planning Level of 3.41m AHD, or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

C. Add Condition 10B- Storage of Goods to read as follows:

G1 - Storage areas for hazardous or potentially polluting materials shall not be located below the Flood Planning Level of 3.41m AHD unless adequately protected from floodwaters in accordance with industry standards.

Details demonstrating compliance are to be submitted to the Principal Certifier for approval.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

D. Modify Condition 17- Certification of Building Components and Structural Soundness (B1) to read as follows:

B1 - A suitably qualified professional is to certify that the new extension below the FPL does not include any construction material that is susceptible to water damage, and that the flooring is constructed of materials that allow it to be hosed out after a flood event without damage.

B3 - A suitably qualified professional is to certify that the new fit out below FPL does not include any construction material that is susceptible to water damage, is constructed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL, and all new and existing power points, wiring and connections are located above the FPL or have residual current devices installed to cut electricity supply during flood events.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

E. Modify Condition 19- Flood Management to read as follows:

B1 - Materials and flooring that are susceptible to water damage must not be used for construction or fit out in the extension below the FPL. New Fit-outs in the extension below the FPL must be constructed so that appliances (e.g. dishwasher and office equipment) and other electronic items susceptible to water damage, are housed above the FPL.

G1 - Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level of 3.41m AHD unless adequately protected from floodwaters in accordance with industry standards.

Reason: To reduce the impact of flooding and flood liability on owners and occupiers of flood-prone property and reduce public and private losses in accordance with Council and NSW Government policy.

Important Information

This letter should therefore be read in conjunction with DA2022/1860 dated 22 March 2023 Mod2023/0159 dated 5 April 2023.

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 Michael French, Planner



northern
beaches
council

Date

20/06/2023