

19 June 2012

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Sun Valley Properties Pty Limited , Ashton Cameron Waugh  
C/- Bob Chambers (Bbc Consultant Planners) Po Box 438  
BROADWAY NSW 2007

Dear Sir/Madam

<b>Application Number:</b>	<b>Mod2012/0059</b>
<b>Address:</b>	<b>Lot 21 DP 218990 1064 Pittwater Road COLLARROY NSW 2097</b>
<b>Proposed Development:</b>	<b>Modification of Development Consent DA2011/0204 Granted for Alterations and additions to Collaroy Beach Hotel (previously known as the Surf Rock Hotel)</b>

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 eServices website at [www.warringah.nsw.gov.au](http://www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to [council@warringah.nsw.gov.au](mailto:council@warringah.nsw.gov.au)

Regards,

Lashta Haidari  
**Senior Development Assessment Officer**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2012/0059
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Sun Valley Properties Pty Limited Ashton Cameron Waugh
<b>Land to be developed (Address):</b>	Lot 21 DP 218990 , 1064 Pittwater Road COLLARROY NSW 2097 Lot 22 DP 218990 , 1062 Pittwater Road COLLARROY NSW 2097 Lot 23 DP 218990 , 1060 Pittwater Road COLLARROY NSW 2097 Lot 20 DP 218990 , 1066 Pittwater Road COLLARROY NSW 2097
<b>Proposed Development:</b>	Modification of Development Consent DA2011/0204 Granted for Alterations and additions to Collaroy Beach Hotel (previously known as the Surf Rock Hotel)

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	08/06/2012
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Modify Condition No. 3 - "Validity of Consent - Coastal Erosion Trigger" to read as follows:**

##### **Risk to Life and Property due to Coastal Erosion**

If the erosion escarpment recedes to less than 5m from the lot boundary it is likely that such conditions will not provide for safe occupation of the building due to the possibility of foundation failure. At this time coastal risks may compromise the safety of life and property and the use and occupation of the premises is to cease immediately unless there has been prior demonstration to the satisfaction of Council that adequate measures are in place to mitigate the risks to an acceptable level. Such demonstration shall include a report prepared by qualified practicing, Structural, Geotechnical and Coastal Engineers and construction of any physical measures recommended in that report.

**Reason:** To avoid damage through wave impact (DACNEC08)

## **Important Information**

This letter should therefore be read in conjunction with .

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.*

**Signed**                      On behalf of the Consent Authority

Signature \_\_\_\_\_

Name                      Lashta Haidari, Senior Development Assessment Officer

Date                      08/06/2012