

22 October 2020



Harbord Hotel Holdings Pty Ltd
PO Box 304
BALGOWLAH NSW 2093

Dear Sir/Madam

Application Number: Mod2020/0416
Address: Lot 13 DP 7022 , 31 Moore Road, FRESHWATER NSW 2096
Lot 1 DP 7022 , 29 Moore Road, FRESHWATER NSW 2096
Lot 2 DP 7022 , 29 Moore Road, FRESHWATER NSW 2096
Lot 3 DP 7022 , 29 Moore Road, FRESHWATER NSW 2096
Lot 4 DP 7022 , 29 Moore Road, FRESHWATER NSW 2096
Lot 5 DP 7022 , 29 Moore Road, FRESHWATER NSW 2096
Proposed Development: Modification of Development Consent DA2020/0468 granted for alterations and additions to a Hotel

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,



Thomas Prosser
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0416
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Harbord Hotel Holdings Pty Ltd
Land to be developed (Address):	Lot 13 DP 7022 , 31 Moore Road FRESHWATER NSW 2096 Lot 1 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 2 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 3 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 4 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 5 DP 7022 , 29 Moore Road FRESHWATER NSW 2096
Proposed Development:	Modification of Development Consent DA2020/0468 granted for alterations and additions to a Hotel

DETERMINATION - APPROVED

Made on (Date)	22/10/2020
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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
S4.55-A00-001 - Ground Floor Existing & Demolition Plan - Issue A	28.07.20	A & Co
S4.55-A01-001 - First Floor Existing Plan - Issue A	28.07.20	A & Co
S4.55-AXX-001 - Site & Roof - Existing & Demolition Plan - Issue A	28.07.20	A & Co
S4.55-D00-011 - Ground Floor - General Arrangement Plan - Issue A	28.07.20	A & Co
S4.55-EXX-001 - Overall Building External Elevations 1- Issue A	28.07.20	A & Co
S4.55-EXX-002 - Overall Building External Elevations 2- Issue A	28.07.20	A & Co

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

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

B. Add Condition 11A - Retention of Balustrade and handrail to read as follows:

There is to be retention of the existing balustrade and handrail as part of the reinstallation of the heritage stair.

Details are to be provided prior to the issue of a Construction certificate.

Reason: To preserve the internal original fabric.

Important Information

This letter should therefore be read in conjunction with DA2020/0468.

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 Thomas Prosser, Planner

Date 22/10/2020