

22 July 2020

Palm Beach Golf Club Ltd  
2 Beach Road  
PALM BEACH NSW 2108

Dear Sir/Madam

**Application Number:** Mod2020/0160  
**Address:** Lot 21 DP 1017487 , 5 A Beach Road, PALM BEACH NSW 2108  
Lot C DP 341607 , 1180 Barrenjoey Road, PALM BEACH NSW 2108  
Lot 1 DP 668492 , 2 Beach Road, PALM BEACH NSW 2108  
Lot A DP 341607 , 2 Beach Road, PALM BEACH NSW 2108  
Lot 1 DP 1127631 , 2 Beach Road, PALM BEACH NSW 2108  
**Proposed Development:** Modification of DA2018/1423 granted for a boundary adjustment  
subdivision and consolidation from five (5) Lots into three (3) Lots

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,



Nick Keeler  
**Planner**

## NOTICE OF DETERMINATION

|                            |                                     |
|----------------------------|-------------------------------------|
| <b>Application Number:</b> | Mod2020/0160                        |
| <b>Determination Type:</b> | Modification of Development Consent |

### APPLICATION DETAILS

|  |   |
|--|---|
| <b>Applicant:</b>                      | Palm Beach Golf Club Ltd  |
| <b>Land to be developed (Address):</b> | Lot 21 DP 1017487 , 5 A Beach Road PALM BEACH NSW 2108<br>Lot C DP 341607 , 1180 Barrenjoey Road PALM BEACH NSW 2108<br>Lot 1 DP 668492 , 2 Beach Road PALM BEACH NSW 2108<br>Lot A DP 341607 , 2 Beach Road PALM BEACH NSW 2108<br>Lot 1 DP 1127631 , 2 Beach Road PALM BEACH NSW 2108 |
| <b>Proposed Development:</b>           | Modification of DA2018/1423 granted for a boundary adjustment subdivision and consolidation from five (5) Lots into three (3) Lots  |

### DETERMINATION - APPROVED

|                       |            |
|-----------------------|------------|
| <b>Made on (Date)</b> | 22/07/2020 |
|-----------------------|------------|

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

| <b>Architectural Plans - Endorsed with Council's stamp</b> |              |                    |
|--|--------------|--------------------|
| <b>Drawing No.</b>   | <b>Dated</b> | <b>Prepared By</b> |
| CC_703D  | 9 May 2020   | Hot House Studio   |

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

#### **B. Modify Condition No. 1 - 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) Approved Plans

| <b>Subdivision Plans - Endorsed with Council's stamp</b> |                 |                    |
|--|-----------------|--------------------|
| <b>Drawing No.</b>                                       | <b>Dated</b>    | <b>Prepared By</b> |
| Plan of Subdivision                                      | 21 January 2020 | William Hamer      |

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

**C. Delete Condition No. 2**

**Important Information**

This letter should therefore be read in conjunction with DA2018/1423 dated 05/04/2019.

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





northern  
beaches  
council

Name Nick Keeler, Planner

Date 22/07/2020