

5 April 2023



Hot House Projects Pty Ltd
8 / 11 Bungan Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number: Mod2023/0159
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:	Mod2023/0159
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Hot House Projects Pty Ltd
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)	05/04/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Modify Condition 6- Stormwater Drainage Disposal to read as follows:

The stormwater drainage systems for the development are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

All stormwater drainage systems must comply with the requirements of Council's Water Management for Development Policy. Any recommendations identified within a Geotechnical Report relevant to the development are to be incorporated into the design of the stormwater drainage system. Details demonstrating compliance from a qualified and practising Engineer and where relevant a Geotechnical Engineer must be submitted to and approved by the Certifier prior to the issue of a Construction Certificate.

When the proposed discharge point for the development in this consent cannot strictly comply with the Water Management for Development Policy, the Applicant must apply to verify the proposed discharge point by gaining Council approval via a Stormwater Drainage Application. Council approval must be provided to the Certifier prior to the issue of a Construction Certificate when a Stormwater Drainage Application is required. The Stormwater Drainage Application form can be found on Council's website.

Compliance with this condition must not result in variations to the approved development or additional tree removal.

Reason: To ensure satisfactory management of stormwater.

B. Delete Condition 11

C. Delete *Condition 20*

Important Information

This letter should therefore be read in conjunction with DA2022/1860 dated 22 March 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

Date 05/04/2023