

19 July 2022



Cobrum Pty Ltd
PO Box 390
ROSEVILLE NSW 2069

Dear Sir/Madam

Application Number: Mod2022/0076
Address: Lot 16 DP 23317 , 10 Naree Road, FRENCHS FOREST NSW 2086
Proposed Development: Modification of Development Consent DA2018/0849 granted for Demolition works and construction of a Boarding House development

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,



Alex Keller
Principal Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0076
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Cobrum Pty Ltd
Land to be developed (Address):	Lot 16 DP 23317 , 10 Naree Road FRENCHS FOREST NSW 2086
Proposed Development:	Modification of Development Consent DA2018/0849 granted for Demolition works and construction of a Boarding House development

DETERMINATION - APPROVED

Made on (Date)	14/07/2022
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.2A - Modification of Consent - Approved Plans and supporting Documentation, to read as follows:

"2A - Modification of Consent - Approved Plans and supporting Documentation

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
S4.56 rev 1 Lower Ground Plan	25.1.2022	BKA Architecture
S4.56 rev 1 Ground Floor Plan	25.1.2022	BKA Architecture
S4.56 rev 1 Level 1 Plan	25.1.2022	BKA Architecture
S4.56 rev 1 Roof Plan	25.1.2022	BKA Architecture
S4.56 rev 1 North Elevation	25.1.2022	BKA Architecture

*Note date format is shown in reverse on the drawings.

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Basix Certificate 1025335M_04	7.3.2022	EPS

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of

this consent as approved in writing by Council.

c) 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 No.2A Compliance with Other Department, Authority or Service Requirements, to read as follows:

"2A. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Response Ausgrid Referral	5.5.2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies."

C. Add Condition No.49. Noise from Mechanical Plant, to read as follows:

" 49. Noise from Mechanical Plant

Noise from mechanical plant must be in accordance with the following points:

- i) between 7am to 6 pm, must not be more than 5dB(A) above ambient background noise when measured at the receiving boundary of residential and other noise sensitive land uses;
- ii) between 6 pm and 10 pm, must not be more than 3dB(A) above ambient background noise when measured at the receiving boundary of residential and other noise sensitive land uses; and
- iii) between 10 pm and 7 am, must not be audible when measured within any habitable residential room or other noise sensitive land uses.

Reason: Compliance with appropriate noise criteria based on *Noise Policy for Industry 2017* and *Warringah Development Control Plan*."

Important Information

This letter should therefore be read in conjunction with DA2018/0849 [NSW LEC Proceedings No.2018/332566] dated 17 April 2020.

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 Alex Keller, Principal Planner

Date 14/07/2022