

8 September 2022

John Charles Bubb
C/- Vaughan Milligan Development Consulting Pty Ltd Po Box 49
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2022/0407
Address: Lot 22 DP 11552 , 9 Ocean Road, PALM BEACH NSW 2108
Proposed Development: Modification of Development Consent DA2020/0028 granted for the construction of a dwelling house

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,



Olivia Ramage
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0407
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	John Charles Bubb
Land to be developed (Address):	Lot 22 DP 11552 , 9 Ocean Road PALM BEACH NSW 2108
Proposed Development:	Modification of Development Consent DA2020/0028 granted for the construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	08/09/2022
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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
S4.55-01 RevJ - Site Plan	5 September 2022	Map Architecture & Interiors
S4.55-02 RevJ - Proposed Inclinators	5 September 2022	Map Architecture & Interiors
S4.55-03 RevJ - Elevations	5 September 2022	Map Architecture & Interiors
S4.55-04 RevJ - Existing Photo Images	5 September 2022	Map Architecture & Interiors
S4.55-05 RevJ - Elevation - South Buttress Wall	5 September 2022	Map Architecture & Interiors

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Project 86970.01 - Section 4.55 Amendment	6 July 2022	Douglas Partners
Structural Design Certificate	9 July 2022	NB Consulting Engineers

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

c) The development is to be undertaken generally in accordance with the following:

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

approved plans.

B. Modify Condition No.2 - Compliance with Other Department, Authority or Service Requirements to read as follows:

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	Ausgrid Referral Response	Undated
Aboriginal Heritage Office	AHO Referral Response	17 August 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 Inclinor (Noise) - to read as follows:

The inclinor noise level shall not exceed 60dB(A), when measured one metre from any adjoining properties.

Reason: To ensure compliance with legislation and to protect the acoustic amenity of neighbouring properties.

Important Information

This letter should therefore be read in conjunction with DA2020/0028 dated 25 June 2020 and Mod2021/0198 dated 18 May 2021.

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.



northern
beaches
council

Signed On behalf of the Consent Authority

Olivia Ramage

Name Olivia Ramage, Planner

Date 08/09/2022