

10 February 2021



Christopher Jordan Architecture & Design
79 Beattie Street
BALMAIN NSW 2041

Dear Sir/Madam

Application Number: Mod2020/0706
Address: Lot 1 DP 589286 , 50 A Pacific Parade, MANLY NSW 2095
Proposed Development: Modification of Development Consent DA2020/0139 granted for alterations and additions to 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,



Clare Costanzo
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0706
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Christopher Jordan Architecture & Design
Land to be developed (Address):	Lot 1 DP 589286 , 50 A Pacific Parade MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2020/0139 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	10/02/2021
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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
Site/Roof Plan 02 RevA	11/12/2020	Christopher Jordan Architecture and Design
Ground Floor Plan 03 RevA	11/12/2020	Christopher Jordan Architecture and Design
First Floor Plan 04 RevA	11/12/2020	Christopher Jordan Architecture and Design
Elevations 05 RevA	11/12/2020	Christopher Jordan Architecture and Design
Elevations 06 RevA	11/12/2020	Christopher Jordan Architecture and Design
Sections 07 RevA	11/12/2020	Christopher Jordan Architecture and Design
Existing Ground Floor Plan 08 RevA	11/12/2020	Christopher Jordan Architecture and Design

Reports / Documentation – All recommendations and requirements contained within:

Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A401431	17 December 2020	CJAD

c) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

d) 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 Conditions which must be complied with prior to the issue of the occupation certificate to read as follows:

11. Certification of solid fuel burning heaters

A certificate from an appropriately qualified person indicating the system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements is to be submitted to Council prior to the operation of the solid fuel heater.

In the case of a heater sold on or after 1 September 2019 - a certificate issued by a body approved by the EPA and certifying that all heaters of that model:

- (i) comply with Standard 4012 and Standard 4013, and
- (ii) have an overall average efficiency of not less than 60% as tested and calculated in accordance with Standard 4012, and
- (iii) have an appliance particulate emission factor, as tested and calculated in accordance with standard 4013, not greater than:
 - (A) 1.5 g/kg (for heaters without catalytic combustors), or
 - (B) 0.8 g/kg (for heaters with catalytic combustors).

Reason: To ensure the system operates in a legislative compliant manner.

12. Installation of solid/fuel burning heaters

The heater/fire place is not approved as an open fire place. A solid fuel heater or gas heater is acceptable. The flue height shall not be less than 600mm above ridge height and not less than the roof ridge height of the adjoining dwellings. Installation work must be carried out by an appropriately experienced and qualified person and in accordance with the relevant provisions of AS2918:2018 - Domestic Solid Fuel Burning Appliances - Installation.

Reason: To ensure the installation is completed in a legislatively compliant and avoid nuisance to neighbours.

C. Add on going conditions that must be complied with at all times

13. Maintenance of solid fuel heaters

The owner/occupier shall ensure servicing of the heater is maintained according to the manufacturers specifications.

Reason: To ensure works do not interfere with reasonable amenity expectations of residents and the community.

14. Operation of solid fuel burning heaters

All practicable measures are to be taken to prevent the likelihood of causing smoke and/or odour nuisances. Such measures should include:

- using dry seasoned hardwood
- storing wood in a dry well ventilated place
- ensuring that the chimney flue is clean
- checking the chimney at different stages of the fire to see if there is any smoke

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community.

Important Information

This letter should therefore be read in conjunction with DA2020/0139 for alterations and additions to a dwelling house was approved on the 22 June 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 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

Clare Costanzo, Planner

Date

10/02/2021