

6 November 2020



Jonathan James Kaufman
49 Cashel Crescent
KILLARNEY HEIGHTS NSW 2087

Dear Sir/Madam

Application Number: Mod2020/0496
Address: Lot 8 DP 758566 , 49 Cashel Crescent, KILLARNEY HEIGHTS NSW 2087
Proposed Development: Modification of Development Consent DA2019/1537 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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

| | |
|----------------------------|-------------------------------------|
| Application Number: | Mod2020/0496 |
| Determination Type: | Modification of Development Consent |

APPLICATION DETAILS

| | |
|--|---|
| Applicant: | Jonathan James Kaufman |
| Land to be developed (Address): | Lot 8 DP 758566 , 49 Cashel Crescent KILLARNEY HEIGHTS NSW 2087 |
| Proposed Development: | Modification of Development Consent DA2019/1537 granted for alterations and additions to a dwelling house |

DETERMINATION - APPROVED

| | |
|-----------------------|------------|
| Made on (Date) | 06/11/2020 |
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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 |
| 2019-01, Issue B, Site Plan | 11 September 2020 | Freshwater Blue Pty Ltd |
| 2019-03, Issue B, Ground Floor Plan | 11 September 2020 | Freshwater Blue Pty Ltd |
| 2019-04, Issue B, Upper Floor Plan | 11 September 2020 | Freshwater Blue Pty Ltd |
| 2019-05, Issue B, Roof Plan | 11 September 2020 | Freshwater Blue Pty Ltd |
| 2019-06, Issue B, North & South Elevations | 11 September 2020 | Freshwater Blue Pty Ltd |
| 2019-07, Issue B, East & West Elevation | 11 September 2020 | Freshwater Blue Pty Ltd |

| Reports / Documentation – All recommendations and requirements contained within: | | |
|---|-------------------|--------------------------|
| Report No. / Page No. / Section No. | Dated | Prepared By |
| Bushfire Risk Assessment Cover Letter | 20 September 2020 | Ronald Coffey |
| Geotechnical Cover Letter | 15 September 2020 | White Geotechnical Group |
| BASIX Certificate no. A361759_02 | 11 September 2020 | Freshwater Blue Pty Ltd |

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 Condition 15 - Installation of solid / fuel burning heaters to read as follows:

Installation work must be carried out by an appropriately experienced and qualified person and in accordance with the relevant provisions of AS2918:2001 – Domestic Solid Fuel Burning Appliances – Installation

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of an Occupation Certificate.

Reason: To ensure the installation is completed in a legislatively compliant manner.

Add Condition 16 - Certification of solid fuel burning heaters to read as follows:

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.

Details demonstrating compliance are to be provided to the Certifying Authority prior to the issue of an Occupation Certificate.

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

Add Condition 17 - Maintenance of solid fuel heaters to read as follows:

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

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

Add Condition 18 - Operation of solid fuel burning heaters to read as follows:

You must take all practicable measures 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
- Having a hot and well oxygenated fire

- 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 DA2019/1537 dated 26 February 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 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 Kelsey Wilkes, Planner

Date 06/11/2020