

10 February 2023



Christopher Jordan Pty Ltd
79 Beattie Street
BALMAIN NSW 2041

Dear Sir/Madam

Application Number: Mod2022/0592
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,



Kye Miles
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2022/0592
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Christopher Jordan Pty Ltd
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)	10/02/2023
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1C - 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
01A Site/Roof Plan RevE	03 February 2023	Christopher Jordan Architecture & Design
02A Ground Floor Plan RevF	03 February 2023	Christopher Jordan Architecture & Design
03A First Floor Plan RevF	03 February 2023	Christopher Jordan Architecture & Design
04A Elevations RevE	03 February 2023	Christopher Jordan Architecture & Design
05A Elevations RevF	03 February 2023	Christopher Jordan Architecture & Design
06A Sections RevE	03 February 2023	Christopher Jordan Architecture & Design

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
BASIX Certificate No. A401431_03	14 October 2022	CJAD

b) 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.11 - Installation and certification of solid/fuel burning heater, to read as follows:

The solid fuel heater must be certified to comply with Australian Standards 4012 and 4013.

Provide to the Principal Certifier certification that the solid fuel heater has been installed by an appropriately experienced and qualified person, in accordance with the relevant provisions of AS2918 – Domestic Solid Fuel Burning Appliances – Installation.

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

C. Add Condition No. 12 - 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 AS2918:2018 – Domestic Solid Fuel Burning Appliances – Installation.

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

D. Add Condition No. 13 - 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.

E. Add Condition No.14 - Operation of solid fuel burning heaters, to read as follows:

The owner/operator must take all practicable measures to prevent the likelihood of causing smoke and/or odour nuisances. Such measures must 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
- Maintenance according to the manufacturer's specifications

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 dated 22 June 2020, Mod2021/0706 dated 10 February 2021 and Mod2021/0918 dated 14 March 2022.

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 Kye Miles, Planner

Date 10/02/2023