

10 December 2020



Andrew Charles Tompson
5 A Hilltop Crescent
FAIRLIGHT NSW 2094

Dear Sir/Madam

Application Number: Mod2020/0544
Address: Lot 7 DP 5711 , 5 A Hilltop Crescent, FAIRLIGHT NSW 2094
Proposed Development: Modification of Development Consent DA2019/0308 granted for demolition works and construction of a dwelling house including swimming pool

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:	Mod2020/0544
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Andrew Charles Tompson
Land to be developed (Address):	Lot 7 DP 5711 , 5 A Hilltop Crescent FAIRLIGHT NSW 2094
Proposed Development:	Modification of Development Consent DA2019/0308 granted for demolition works and construction of a dwelling house including swimming pool

DETERMINATION - APPROVED

Made on (Date)	10/12/2020
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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
DA02 - Issue M: Site & Roof Plan	13 October 2020	Watershed Design
DA03 - Issue M: Roof Terrace Plan	13 October 2020	Watershed Design
DA04 - Issue M: Ground Floor Plan	13 October 2020	Watershed Design
DA05 - Issue M: Upper Floor Plan	13 October 2020	Watershed Design
DA08 - Issue M: Section A-A	13 October 2020	Watershed Design
DA09 - Issue M: Section B-B	13 October 2020	Watershed Design
DA10 - Issue M: West Elevation	13 October 2020	Watershed Design
DA11 - Issue M: East Elevation	13 October 2020	Watershed Design
DA12 - Issue M: South Elevation	13 October 2020	Watershed Design
DA13 - Issue M: North Elevation	13 October 2020	Watershed Design
DA20 - Issue M: External Materials & Finishes Schedule	13 October 2020	Watershed Design

B. Add Condition - 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.

C. Add Condition - 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.

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

D. Add Condition - 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 - Operation of solid fuel burning heaters, to read as follows:

You are requested to 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 DA2019/0308 dated 04/10/2019.

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 Kye Miles, Planner

Date 10/12/2020