

21 October 2020



Matthew Charlton Jeans
19 Wallumatta Road
NEWPORT NSW 2106

Dear Sir/Madam

Application Number: Mod2020/0399
Address: Lot 9 DP 8184 , 19 Wallumatta Road, NEWPORT NSW 2106
Proposed Development: Modification of Development Consent DA2019/0373 granted for alterations and additions to a dwelling house including a 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,



Nick Keeler
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0399
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Matthew Charlton Jeans
Land to be developed (Address):	Lot 9 DP 8184 , 19 Wallumatta Road NEWPORT NSW 2106
Proposed Development:	Modification of Development Consent DA2019/0373 granted for alterations and additions to a dwelling house including a swimming pool

DETERMINATION - APPROVED

Made on (Date)	21/10/2020
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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
WP01 Issue DC-MOD	05/08/2020	Marika Jarv
WP02 Issue DC-MOD	05/08/2020	Marika Jarv
WP03 Issue DC-MOD	05/08/2020	Marika Jarv
WP04 Issue DC-MOD	05/08/2020	Marika Jarv
WP05 Issue DC-MOD	05/08/2020	Marika Jarv
WP06 Issue DC-MOD	05/08/2020	Marika Jarv

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Geotechnical Assessment (Ref: 2020-193)	20/10/2020	Crozier Geotechnical Consultants

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

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

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

B. Add Condition No. 3A - Certificate of Compliance to read as follows:

Provide Council a certificate from an appropriately qualified person indicating the solid fuel heating system is compliant with all relevant legislation, Building Code of Australia, Australian Standards, Specifications and manufacturer requirements.

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

C. Add Condition No. 19 - 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

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

D. Add Condition No. 20 - 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.

E. Add Condition No. 21 - 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.

F. Add Condition No. 22 - 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 DA2019/0373 dated 16/07/2019.

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 Nick Keeler, Planner

Date 21/10/2020