

16 March 2015



Tash Clark Architects
17 Wilberforce Avenue
ROSEBAY NSW 2029

Dear Sir/Madam

Application Number: Mod2014/0259
Address: Lot C DP 25558 , 3 Graham Avenue, FRESHWATER NSW 2096
Proposed Development: Modification of DA2014/0564 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 eServices website at www.warringah.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 (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

Nick England
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2014/0259
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Tash Clark Architects
Land to be developed (Address):	Lot C DP 25558 , 3 Graham Avenue FRESHWATER NSW 2096
Proposed Development:	Modification of DA2014/0564 granted for alterations and additions to a dwelling house

DETERMINATION - APPROVED

Made on (Date)	16/03/2015
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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
01	-	Tash Clark Designs
03	-	Tash Clark Designs
04	-	Tash Clark Designs
05	-	Tash Clark Designs
06	-	Tash Clark Designs
07	-	Tash Clark Designs
08 A	-	Tash Clark Designs

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

B. Add Condition No. 1B Solid Fuel Burning Appliance Gas Emission to read as follows:

The design of the Solid Fuel Burning Appliance shall comply with Australian Standard AS 4013 – 2014 – ‘Domestic solid fuel burning appliances – Method for determination of flue gas emissions’. Such details are to be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with the Australian Standards (DACHPCPC5)

C. Add Condition No. 1C Solid Fuel Burning Appliance Gas Emission Certification to read as follows:

Prior to the issuing of any interim / final occupation certificate, certification is to be provided to the Principal Certifying Authority, from a suitably qualified and experienced person that the Solid Fuel Burning Appliance design, construction and installation is compliant with the requirements of Australian Standard AS 4013 – 2014 – ‘Domestic solid fuel burning appliances – Method for determination of flue gas emissions’.

Reason: To ensure that the Solid Fuel Burning Appliance complies with the Australian Standards (DACHPFPOC5)

Important Information

This letter should therefore be read in conjunction with DA2014/0564 dated 2 September 2014.

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.

Section 97AA 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.

Right to Review by the Council

You may request the Council to review the determination of the application under Section 96AB of the Environmental Planning and Assessment Act 1979. Any request to review the application must be lodged and determined within 28 days after the date of the determination shown on this notice.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name Nick England, Planner

Date 16/03/2015

