

28 April 2009

Nick Ristevski
610 Princes Highway
ROCKDALE NSW 2216

Dear Sir,

SH (PDS)

**RE: 255 Condamine Street Manly Vale
Modification of Development Consent No. DA2007/0474 (2008/0230 Mod 1)
To amend ground floor layout, provide 1st floor terrace and amend access
driveway.**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 28 April 2009 and determined as follows:

➤ **Condition No. 1** modified to read as follows:

1. Approved Plans And Supporting Documentation

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of consent:

Drawing Number	Dated	Prepared By
Sheets 1 to 5 (hand drawn)	December 2008	Designer Group Pty Ltd
C1-3273 (Driveway Plan & Sections		

The parking arrangements in plan no.C1-3273 are to be consistent with the "Revised Parking Layout" referred to Condition No.5.

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Note: Further information on Construction Certificates can be obtained by contacting Council's Call Centre on 9942 2111, Council's website or at the Planning and Assessment Counter.

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

This letter should therefore be read in conjunction with Development Consent DA2007/0474 dated 24 June 2008.

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 96(6) 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.

Should you require any further information on this matter, please contact **Nick England** between the hours of 9.30am and 10.30am or 3.00pm and 4.00pm, Monday to Friday, on telephone number **9942 2111**, or at any time on facsimile number **9971 4522**.

Details of development applications lodged after July 1, 2005 are also available online, to access this facility please visit our DA's Online System at www.warringah.nsw.gov.au.

Yours faithfully

Peter Robinson
**Manager, Development Assessment
Planning and Development Services**

