

7 September 2012

13/01/2002/02/11/01/23/02/02/01/12/13

Mr Kim Anthony Jephcott  
23 Dixon Avenue  
FRENCHS FOREST NSW 2086

Dear Sir/Madam

<b>Application Number:</b>	<b>Mod2012/0125</b>
<b>Address:</b>	<b>Lot 14 DP 220266 23 Dixon Avenue FRENCHS FOREST NSW 2086</b>
<b>Proposed Development:</b>	<b>Modification of Development Consent DA2010/1752 granted for Alterations and additions to a dwelling house and construction of a swimming pool</b>

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](http://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](mailto:council@warringah.nsw.gov.au)

Regards,

David Auster  
**Development Assessment Officer**

## NOTICE OF DETERMINATION

<b>Application Number:</b>	Mod2012/0125
<b>Determination Type:</b>	Modification of Development Consent

### APPLICATION DETAILS

<b>Applicant:</b>	Mr Kim Anthony Jephcott
<b>Land to be developed (Address):</b>	Lot 14 DP 220266 , 23 Dixon Avenue FRENCHS FOREST NSW 2086
<b>Proposed Development:</b>	Modification of Development Consent DA2010/1752 granted for Alterations and additions to a dwelling house and construction of a swimming pool

### DETERMINATION - APPROVED

<b>Made on (Date)</b>	07/09/2012
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The request to modify the above-mentioned Development Consent has been approved as follows:

#### **A. Add Condition No.1B - 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

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
Sheet 2 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services
Sheet 3 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services
Sheet 4 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services
Sheet 5 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services
Sheet 6 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services
Sheet 7 of 10 S96 J1-06-12	June 2012	Mila Technical

Amendment A		Services
Sheet 8 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services
Sheet 10 of 10 S96 J1-06-12 Amendment A	June 2012	Mila Technical Services

d) 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. (DACPLB01)

**B. Delete Condition 8 - Modification to Front Fencing.**

**C. Delete Condition 10 - Modification to Decking.**

## Important Information

This letter should therefore be read in conjunction with DA2010/1752.

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                      David Auster, Development Assessment Officer

Date                      07/09/2012