

7 September 2006

I.P.M. Pty Ltd
PO Box 42
Balmain NSW 2041

2003/0574MOD3
CC (PAS)

Dear Sir / Madam,

**RE: 14 OAKS AVENUE DEE WHY
MODIFICATION OF DEVELOPMENT CONSENT NO. 2003/0574**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **31 August 2006** and determined as follows:

“The Development Application No: 2003/0574/3 for modification to provide various amendments including amended garbage rooms window and skylight changes planter box variations and other, at Lot A, DP 371110, 14 Oaks Avenue Dee Why be Approved subject to the attached standards conditions:

CONDITIONS THAT IDENTIFY APPROVED PLANS

Condition No. 1 to be replaced with:

1 Development in Accordance with Plans (S96 Amendments)

The development being carried out in accordance with plans Reference 2003/0574/1 numbered as seen below:

| <i>Drawing Number</i> | <i>Dated</i> |
|-----------------------|--------------|
| 2642 S96-01D | JUNE 2005 |
| 2642 S96-02D | JUNE 2005 |
| 2642 S96-03D | JUNE 2005 |
| 2642 S96-04D | JUNE 2005 |
| 2642 S96-05D | JUNE 2005 |
| 2642 S96-06D | JUNE 2005 |
| 2642 S96-07D | JUNE 2005 |
| 2642 S96-08D | JUNE 2005 |
| 2642 S96-09D | JUNE 2005 |
| 2642 S96-10D | JUNE 2005 |
| 2642 S96-11D | JUNE 2005 |

except as modified by Modification 3 Reference 2003/0574/03 plans listed below (refer to the highlighted sections on the plans only):

| <i>Drawing Number</i> | <i>Title</i> | <i>Dated</i> |
|-----------------------|--------------------|--------------|
| 2642 111 Issue L | BASEMENT PLAN | 26 MAY 2006 |
| 2642 112 Issue N | GROUND FLOOR PLAN | 29 JUNE 2006 |
| 2642 113 Issue L | LEVEL 1 FLOOR PLAN | 26 MAY 2006 |
| 2642 114 Issue L | LEVEL 2 FLOOR PLAN | 26 MAY 2006 |
| 2642 115 Issue L | LEVEL 3 FLOOR PLAN | 26 MAY 2006 |
| 2642 116 Issue L | LEVEL 4 FLOOR PLAN | 26 MAY 2006 |
| 2642 117 Issue L | LEVEL 5 FLOOR PLAN | 26 MAY 2006 |
| 2642 118 Issue L | ROOF PLAN | 26 MAY 2006 |
| 2642 201 Issue M | ELEVATION SOUTH | 21 JUNE 2006 |
| 2642 202 Issue L | ELEVATION NORTH | 26 MAY 2006 |
| 2642 203 Issue L | ELEVATION EAST | 26 MAY 2006 |
| 2642 204 Issue L | ELEVATION WEST | 26 MAY 2006 |
| 2642 301 Issue L | SECTION A – A | 26 MAY 2006 |

Reason: *To ensure that the form of the development undertaken is in accordance with the determination of Council - Public Information. [A1 (2)]”*

This letter should therefore be read in conjunction with Development Consent 2003/0574 dated 29 January 2004 and Mod 1 dated 15 November 2005 and Mod 2 dated 14 March 2006. Please find attached a consolidated set of conditions incorporating both modifications of consent.

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 97(1) of the Environmental Planning and Assessment Act confers on the applicant who is not satisfied with the determination of the Consent Authority has a right of appeal to the Land and Environment Court exercisable within 12 months of receipt of this notice.

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 12 months after the date of determination shown on this notice.

Should you have any further enquiries in connection with this matter, please contact the referred to Enquiry Officer.

The appropriately stamped plan/s to which the modification of consent has now been granted is available for collection at Councils Customer Service Centre. Please note that if you nominate Council to assess your Construction Certificate, associated forms and information regarding what to submit is also enclosed in the determination kit.

It is Council's policy not to forward these by mail to ensure safe receipt of these important documents. When collecting your Modified Consent and accompanying documents, please bring this letter with you for identification purposes. The Customer Service Centre is open between 8.30am and 5pm Monday to Friday (excluding Public Holidays).

Work must also be in accordance with the relevant MODIFIED conditions of the Development Consent.

Should you require any further information on this matter, please contact **Michael Edwards** 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,

Boris Bolgoff
Manager Development Assessment
Planning and Assessment Services