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04.01.18

Northern Beaches Council
Village Park
1 Park Street
Mona Vale NSW 2103

Att: Department of Planning

Statement of Modification

The following s.96.1 has been lodged in order to modify condition F.16 of consent N0077/17, in relation to sub division of 1 Elanora rd Elanora Heights.

This condition refers to the approved plan of consent by CMS surveyors (957) originally drafted in 2004. Upon purchase of the site these drawings were updated Taylors Consulting to comply with all conditions of consent and obtain the construction certificate from a private certifier Barker Ryan Stewart.

In doing so the parking spaces to be provided for the retained dwelling were moved from the rear of the dwelling to the front of the dwelling. This change was conveyed to the private certifier and I was advised this didn't require a section 96. However in doing so, it has been determined that we cannot comply with condition F.16 as works have not been constructed in accordance with the approved plan in relation to this condition.

Hence we would request that this condition be amended to state

" The structures and areas of hard surface are to be removed in accordance with the approved plan of sub division Drawing number 957 proposed sub division rev D.dwg, prepared by CMS surveyors and replaced as per construction certificate plans issued by Taylor Consulting, plan 17817-1C, returning all areas to soft landscaping prior to the issue of sub division certificate"

And or something to this effect such that the sub division works can be accepted and signed off.

Regards

Geoff Davis