

9 December 2013

M J Shepherd & Co Pty Ltd
Level 1/83 Brunker Road
BRAODMEADOW NSW 2292

(ENV)

Dear Sir / Madam,

RE: Modification Application No: Mod2013/0236 - (DA2013/0892)
Description: Modification of Development Consent DA2013/0892 granted for
Demolition works, Construction of a new dwelling house,
secondary dwelling, riding stables and arena, tennis court and
swimming pool
Address: Lot 170 Morgan Road BELROSE NSW 2085

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 6 December 2013 as follows:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

5A. Tree Removal

The following trees are approved for removal:

All trees listed for removal in the Arboricultural Impact Assessment dated August 2013 prepared by Bluegum Tree Care and Consultancy.

Reason: Tree management

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

23. Tree Planting

The following trees are to be planted on the site:

- i) 30 locally native trees species capable of attaining a minimum height of 10 metres at maturity.
- ii) Trees are to be located in accordance with the requirements of Planning for Bushfire Protection 2006
- iii) Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: Tree management

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This letter should therefore be read in conjunction with Development Consent DA2013/0892 dated 19 Nov 2013.

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.

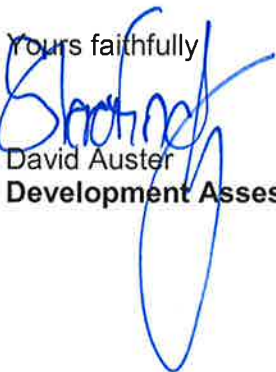
Section 97AA of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

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.

Should you require any further information on this matter, please contact **David Auster** between the hours of 8.30am and 5.00pm, Monday to Friday, on telephone number **9942 2111**, or at any time on facsimile number **9971 4522**.

Details of development applications are available online, to access this facility please visit Application Search at www.warringah.nsw.gov.au.

Yours faithfully


David Auster

 Development Assessment Officer