

15 June 2007

Gartner Trovato Architects
P.O. Box 1122
MLONA VALE NSW 2101

2005/0976/1MOD
CA (PAS)

Dear Sir / Madam,

**RE: LOT 7, DP 514865, 7 BELLEVUE PLACE, NORTH CURL CURL
MODIFICATION OF DEVELOPMENT CONSENT NO. 2005/0976/1**

I advise that the request to modify the above-mentioned Development Consent has been approved on 7 June 2007 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
DA - 01 Issue C, DA - 02 Issue C, DA - 03 Issue C, DA - 04 Issue C, DA - 05 Issue C and DA - 06 Issue C.	August 2006

Except as modified by the plans listed below submitted with Modification 1 (Refer to the highlighted sections on the plans).

Drawing Number	Dated
DA-01 Issue D, DA-02 Issue D, DA-03 Issue D, DA-04 Issue D, DA-05 Issue D and DA-06 Issue D.	March 2007

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*

➤ Insert the following as new conditions 1a and 1b:

1a. Construction Certificate for Modification

A Construction Certificate is required to be approved and issued by either Council or an Accredited Certifier, prior to the commencement of any works on the site on those parts of the building that are the subject of the modification.

Reason: Legislative requirements

1b. Revised Architectural Plans

Three copies of revised architectural plans are to be submitted to and approved by the Principal Certifying Authority indicating the following changes,

- (i) The room labelled Family room located adjacent the street (front) decks is to be relabelled and used as bedroom 3.

Reason: To ensure the amenity of the adjoining properties is maintained and as requested by the owner, and to ensure compliance with the consent.

- (ii) That part of the decking attached to the north-western end of the existing swimming pool indicated to be retained is to be removed as required by the original consent.

Reason: To ensure that the property supports 36% landscaped open space as approved under the original consent.

This letter should therefore be read in conjunction with Development Consent 2005/976 dated 5 October 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 satisfied.

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 **Greg Evans** 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,

Keith Wright
Team leader
Planning and Assessment Services

C/C Owner
G B & D Stuart
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