

6 July 2007

Mr Duncan Charles Young
8A Palm Avenue
North Manly NSW 2100

2005/0566 MOD1
CC (PAS)

Dear Sir / Madam,

**RE: 8A Palm Avenue North Manly
MODIFICATION OF DEVELOPMENT CONSENT NO. 2005/0566**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **4 July 2007** and determined as follows:

“A. That the **Development Application No: 2005/566/1** for **amended boundary setbacks for the carport**, at Lot 213, DP 1053924, 8A Palm Avenue North Manly be **Approved** subject to the attached standards conditions.

- Condition No.1 be replaced with:

1. Approved Plans

Development being generally in accordance with plans numbered: -

Drawing No.	Drawing Title	Revision No.	Revision Date	Prepared By
A01	Site Analysis	1	March 2005	Sanctum design consultants
A02	Site Plan	1	March 2005	Sanctum design consultants
A03	Floor Plans	1	March 2005	Sanctum design consultants
A04	Elevations (North & South)	1	March 2005	Sanctum design consultants

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. **[A1 (1)]**

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. [D3A]”

This letter should therefore be read in conjunction with Development Consent 2005/0566 dated 22 July 2005. 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 96(6) 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.

Should you require any further information on this matter, please contact **Phil Lane** 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 – Development Assessment
Planning and Assessment Services

