

12 April 2012



Mr Russell Loel
PO BOX 106
FRENCHS FOREST NSW 2086

LP (ENV)

Dear Sir,

RE: Modification Application No: Mod2011/0269 - (DA2006/0339)
Description: Modification of Development Consent DA2006/0339 granted for Erection of childcare centre, associated outdoor play areas, car park and gardeners shed
Address: Por. 1039/ Oxford Falls Road OXFORD FALLS

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 12 April 2012 as follows:

(a) Modify condition 1 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 this consent:

Architectural Plans		
Plan No. (revision)	Designer	Date
0405012-1 (A)	AW Design Drafting Services	July 2007
0405012-2 (A)	AW Design Drafting Services	August 2007
0405012-3(B)	AW Design Drafting Services	July 2007
0405012-5	AW Design Drafting Services	August 2007
0405012-6	AW Design Drafting Services	August 2007
Plan A	Numbered and Dated by Council	5/5/07
Engineering Plans		
Plan No. (revision)	Designer	Date
0209-H2	Unnamed	Stamped by Council 25/10/06
06P107-C01 (C)	Hughes Trueman Consulting Engineers	09.10.06

Except as modified in accordance with the following plans (MOD2009/0177):

Architectural Plans		
Site Plan - Sheet 1	<i>A.W Design Drafting</i>	24 June 2009
Elevations Plan - Sheet 2	<i>A.W Design Drafting</i>	24 June 2009
Floor Plan – Sheet 3	<i>A.W Design Drafting</i>	24 June 2009
Details Plan – Sheet 4	<i>A.W Design Drafting</i>	24 June 2009

Except as modified in accordance with the following plan (MOD2011/0269):

Drawing Number	Title	Date	Received by Council	Drawn By
1790 "Sheet 1 of 5"	Site Plan and Floor Plan	10.8.2010 (Revised 19.6.2011) and overdrawn with new carparking in yellow	29/11/2011	Neil Harvey

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 with the determination of Council and approved plans.*

(b) Add new condition No. 23A as follows:

23A. Construction of Four (4) new carparking spaces adjoining the Staff Facilities Building

The four (4) parking spaces relocated to the front of the staff facilities building under MOD2011/0269, together with the new access driveway, which are accessed via an extension of the main finished paved driveway are to be properly graded, hardpaved, drained and linemarked in accordance with the appropriate Australian Standards and industry best practice. Details demonstrating full compliance with these requirements are to be provided to the Principal Certifying Authority prior to the issue of a Construction Certificate.

Reason: *To ensure the carparking is constructed in accordance with acceptable standards and in accordance with the requirements of this consent.*

This letter should therefore be read in conjunction with Development Consent DA2006/0339 dated 05 Dec 2007 and Modification No. 1 (Mod2009/0177) dated 5 November 2009.

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 **Renee Ezzy** 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 Applications (eServices) at www.warringah.nsw.gov.au.

Yours faithfully

Renee Ezzy
Senior Development Assessment Officer

