

15 September 2005

George Winnall
C/- Department of Commerce
Level 14
McKell Building
2-24 Rawson Place
SYDNEY NSW 2000

2002/1493MD1
CAG (PAS)

Dear Sir / Madam,

**RE: NO. 1 BRISSENDEN AVENUE, COLLAROY
(CNR BRISSENDEN AVENUE & BEACH ROAD)
MODIFICATION OF DEVELOPMENT CONSENT NO. 2002/1493MD1**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 25 August 2005 and determined as follows:

- **Condition 1 be altered to read:**

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
Plan 5, prepared by NSW Department of Commerce.	Undated

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. [A1 (1)]*

- **Additional Conditions 30, 31 and 32 as follows:**

30. Subdivision Certificate

With the application for the Subdivision Certificate stage the applicant is required to submit a completed Subdivision Certificate form, a final plan of subdivision and nine copies, prepared in accordance with the requirements of the Conveyancing Act. All plans of survey are to show connections to at least two Survey Co-Ordination Permanent Marks.

Reason: Statutory requirement of the Conveyancing Act 1919. [S2 (7)]

31. Council Dedications

All allotments proposed as Council roads and or reserves are to be dedicated to Warringah Council with the submission of the Subdivision Certificate, and a certificate of title issued within one month after registration of the subdivision plan to Council.

Reason: Statutory requirement of the Conveyancing Act 1919. [S2 (9)]

32. Sydney Water

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Co-ordinator, for details see the Sydney Water web site www.sydneywater.com.au/customer/urban/index, or telephone 13 20 92.

Following application, a 'Notice of Requirements' will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to Warringah Council prior to issue of the Subdivision Certificate.

Reason: To ensure compliance with Sydney Water requirements. [S2 (14)]

This letter should therefore be read in conjunction with Development Consent 2002/1493 dated 3 September 2003.

The appropriately stamped plan to which 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).

Please be aware however, that work on the site in relation to this amendment **cannot** proceed unless a Construction Certificate application for the modification proposal has been lodged with and subsequently approved by Council or an Accredited Certifier.

Work must also be in accordance with the relevant conditions of the Development Consent.

Should you require any further information on this matter, please contact **Penny Goldin** 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**.

Should you wish to view details of this development application, please feel free to visit our DA's Online System at www.warringah.nsw.gov.au.

Yours faithfully,

Peter Robinson
Manager
Major Developments