

24 October 2014

M J Shepherd & Co Pty Ltd
Lvl 1/83 Brunker Road
BROADMEADOW NSW 2292

Dear Sir/Madam

Application Number: Mod2014/0147
Address: Lot 170 DP 752038 , 170 / 0 Morgan Road, BELROSE NSW 2085
Proposed Development: 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

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's eServices website at www.warringah.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on (02) 9942 2111 or via email quoting the application number, address and description of works to council@warringah.nsw.gov.au

Regards,

David Auster
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2014/0147
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	M J Shepherd & Co Pty Ltd
Land to be developed (Address):	Lot 170 DP 752038 , 170 / 0 Morgan Road BELROSE NSW 2085
Proposed Development:	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

DETERMINATION - APPROVED

Made on (Date)	22/10/2014
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
I 012 Revision 5	01/07/14	MJ Shepherd & Co Pty Ltd
I 013 Revision 5	01/07/14	MJ Shepherd & Co Pty Ltd
I 014 Revision 5	01/07/14	MJ Shepherd & Co Pty Ltd
I 015 Revision 5	01/07/14	MJ Shepherd & Co Pty Ltd
I 016 Revision 5	01/07/14	MJ Shepherd & Co Pty Ltd
I 017 Revision 5	01/07/14	MJ Shepherd & Co Pty Ltd

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved

plans. (DACPLB01)

B. Add Condition 15A *Protection of Bushland Fencing* in the section "Conditions That Must Be Addressed Prior To Any Commencement" to read as follows:

To protect bushland from encroachment, the property boundary must be surveyed and a permanent boundary fence installed along the north and east boundary.

The fence shall conform to the specification for bush protection fencing consisting of 1150mm high galvanised hinge joint fencing (8/115/30) (Stocktite or similar) fixed to fence with 3x strands 3.15mm galvanised fencing wire. Posts are to be capped, 50mm round galvanised pipe at 3m centres. End posts are to be stayed with galvanised pipe stay every 15m. Inline stays are to be fixed to 50mm post. Posts are to be concreted into the ground.

Alternative fencing design options must be approved by Council in writing.

Details demonstrating compliance is to be submitted to the Principal Certifying Authority.

Reason: Bushland Protection. (DACNED02)

Important Information

This letter should therefore be read in conjunction with DA2013/0892 dated 19/11/2013, MOD2013/0236 dated 06/12/2013, MOD2013/0263 dated 07/04/2014, MOD2014/0098 dated 21/07/2014.

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.

Right to Review by the Council

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.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority

Signature _____

Name David Auster, Planner

Date 22/10/2014