

8 October 2008

Kingstone Constructions
PO Box 129
Liverpool NSW 1871

MOD2008/0265
CC (PDS)

Dear Sir / Madam,

**RE: 16 Orara Road Allambie Heights
Modification of Development Consent No. 2007/0001- MOD2008/0265
To lower the finished floor level of the garage**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **7 October 2008** and determined as follows:

Condition No. 1 to be replaced with:

1. Development in Accordance with Plans (S96 Amendments)

The development being carried out in accordance with plans Reference DA2007/0001 numbered as seen below:

Drawing Number	Dated
Sheet 1 (Revision 7) "Site Plan & Site Analysis"	01.05.07
Sheet 2 (Revision 7) "Ground Floor Plan"	01.05.07
Sheet 3 (Revision 7) "First Floor Plan"	01.05.07
Sheet 4 (Revision 7) "Master Bed Floor Plan"	01.05.07
Sheet 5 (Revision 7) "Section 1-1"	01.05.07
Sheet 6 (Revision 7) "East & West Elevations"	01.05.07
Sheet 7 (Revision 7) "North & South Elevations"	01.05.07
Sheet 9 (Revision 7) "Landscape Concept Plan"	01.05.07
Sheet 11 (Revision 7) "Section 3-3"	01.05.07

Except as modified by Modification 1 Reference 2008/0265 plans listed below (refer to the highlighted sections on the plans only):

Drawing Number	Dated
Sheet 1 (Revision 9) "Site Plan & Site Analysis"	16.07.07
Sheet 2 (Revision 9) "Ground Floor Plan"	16.07.07
Sheet 3 (Revision 7) "First Floor Plan"	01.05.07
Sheet 4 (Revision 7) "Master Bed Floor Plan"	01.05.07
Sheet 5 (Revision 8) "Section 1-1"	01.03.08
Sheet 6 (Revision 9) "East & West Elevations"	16.07.07
Sheet 7 (Revision 9) "North & South Elevations"	16.07.07
Sheet 8 Driveway longsection A-A	12.08.08

Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council - Public Information.

This letter should therefore be read in conjunction with Development Consent 2007/0001 dated 28 May 2007.

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 **John Essenstam** 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

Nick England
**Acting Team Leader Development Assessments
Planning and Development Services**

