

5 February 2010



L M McLaren, A P McLaren
24 Jocelyn Street
NORTH CURL CURL NSW 2099

AO (PDS)

Dear Sir / Madam,

RE: Modification Application No: Mod2009/0348 - (DA2006/0463)
Description: Reposition an approved carport and enlarge a storeroom at the rear of the carport
Address: 24 Jocelyn Street NORTH CURL CURL NSW 2099

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 3 February 2010 as follows:

Condition No. 1 modified 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 consent:

Drawing No.	Drawing Title	Revision Date	Prepared By
3-06-JO - Sheet No. 1A	Carport Plan	24/11/09	Network Design
3-06-JO - Sheet No. 2A	Ground Floor Plan	24/11/09	Network Design
3-06-JO - Sheet No. 3	First Floor Plan	March 2006	Network Design
3-06-JO - Sheet No. 4A	East & South Elevation	24/11/09	Network Design
3-06-JO - Sheet No. 5A	West & North Elevation	24/11/09	Network Design
3-06-JO - Sheet No. 6A	Sections	24/11/09	Network Design
3-06-JO - Sheet No. 7A	Site Plan & Winter Shadowing Details	24/11/09	Network Design

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)]

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. (DACGBapasd)

Condition 5 is amended to read –

5. Security Bond

A bond of \$1000 and an inspection fee paid of \$210.00 as security to ensure the rectification of any damage that may occur to the Council infrastructure contained within the road reserve adjoining the site as a result of construction or the transportation of materials and equipment to and from the development site.

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure adequate protection of Council infrastructure. (DACENC01)

Condition 7 is amended to read –

7. Vehicle Crossings Application Formwork Inspection

An application for street levels shall be made with Council subject to the payment relating to the driveway construction and must be paid.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property. (DACENC12)

Condition 33 is amended to read –

33. a) Vehicle Crossings

The provision of one vehicle crossing 4 metres wide at the kerb and 6 metres wide at the boundary in accordance with Warringah Council Drawing No A4-3330/2 Normal High and specifications. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

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

Reason: To facilitate suitable vehicular access to private property. (DACENE05)

b) Layback Construction

A layback 4 metres wide (excluding the wings) is to be constructed in accordance with Warringah Council Drawing No A4-2276 and specifications.

Reason: To ensure suitable vehicular access to private property. (DACENE08)



This letter should therefore be read in conjunction with Development Consent DA2006/0463 dated 28 Jun 2006.

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.

Please also find attached a letter advising you of the process which now applies.

Should you require any further information on this matter, please contact **Keith Wright** 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 E-Services System at www.warringah.nsw.gov.au.

Yours faithfully

Keith Wright
Development Assessment Officer
Planning and Development Services

