

27 January 2011

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S Koudsy, E A Koudsy  
91 Haigh Avenue  
BELROSE NSW 2085

CC (SDS)

Dear Mr & Mrs Koudsy,

**RE: Modification Application No: Mod2011/0006 - (DA2010/1696)**  
**Description: Modification of Development Consent Number DA2010/1696**  
**granted for Construction of a new dwelling and front fencing**  
**Address: 14 Nicholas Avenue FORESTVILLE**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **21 January 2011** as follows:

- Condition No.5. being modified to read as follows:

#### **5. Section 94A Contributions**

The Section 94A Contributions are required to be paid for this development. This amount has been calculated using the Warringah Section 94A Development Contributions Plan. The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). The basis for the contributions is as follows:

| <i>Warringah Section 94A Development Contributions Plan</i> |                  |                             |
|-------------------------------------------------------------|------------------|-----------------------------|
| Contribution based on total development cost of             |                  | <b>\$517,000.00</b>         |
| <b>Contribution - all parts Warringah</b>                   | <b>Levy Rate</b> | <b>Contribution Payable</b> |
| Total S94A Levy                                             | 0.95%            | \$4911.50                   |
| S94A Planning and Administration                            | 0.05%            | \$258.50                    |
| Total                                                       | 1%               | \$5170                      |

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

**Reason:** To retain a level of service for the existing population and to provide the same level of service for the population resulting from new development.  
(DACPLC01)

**NOTE:** Clause 25J of the EP&A Regulations 2000 requires the inclusion of GST in the total cost of works for the calculation of S94A contributions.

This letter should therefore be read in conjunction with Development Consent DA2010/1696 dated 30 December 2010.

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 **Mitchell Drake** 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](http://www.warringah.nsw.gov.au).

Yours faithfully

Mitchell Drake  
**Development Assessment Officer**

