

4 July 2012

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Mr Raymond John Ford
27 Rowan Street
MONA VALE NSW 2103

Dear Sir/Madam

Application Number:	Mod2012/0092
Address:	Lot 4 DP 1142979 17 A Mills Place BEACON HILL NSW 2100
Proposed Development:	Modification to Development Consent DA2008/1279 granted for Demolition & construction of three (3) dwellings

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,

Tim Kearney
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2012/0092
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Mr Raymond John Ford
Land to be developed (Address):	Lot 4 DP 1142979 , 17 A Mills Place BEACON HILL NSW 2100
Proposed Development:	Modification to Development Consent DA2008/1279 granted for Demolition & construction of three (3) dwellings

DETERMINATION - APPROVED

Made on (Date)	26/06/2012
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The request to modify the above-mentioned Development Consent has been approved as follows:

Modify Condition No.13 Section 94A Contribution to read as follows:

13. Section 94A Contribution

\$5,000 is to be paid to Warringah Council as a Section 94A levy prior to the issue of the Construction Certificate.

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). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

The basis for the contributions is as follows:

Warringah Section 94A Development Contributions Plan

Contribution based on total development cost of \$ 500,000.00

<i>Contribution - all parts Warringah</i>	<i>Levy Rate</i>	<i>Contribution Payable</i>	<i>Council Code</i>
<i>Total S94A Levy</i>	<i>0.95%</i>	<i>\$4,750</i>	<i>6923</i>

<i>S94A Planning and Administration</i>	<i>0.05%</i>	<i>\$250</i>	<i>6924</i>
<i>Total</i>	<i>1.0%</i>	<i>\$5,000</i>	

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. (DACPLCPCC1)

Important Information

This letter should therefore be read in conjunction with DA2008/1279, dated 4 March 2009.

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 Tim Kearney, Development Assessment Officer

Date 26/06/2012