

24 July 2006

James Nicholas McBreen
5 Wallina Avenue
Belrose NSW 2085

2005/0908MOD1
CC (PAS)

Dear Sir / Madam,

**RE: 20 CARLTON STREET HARBORD
MODIFICATION OF DEVELOPMENT CONSENT NO. 2005/0908**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **18 July 2006** and determined as follows:

“The Modification Application No: 2005/908/1 for amendments to pool and windows approved under 2005/0908da, at Lot E, DP 345308, 20 Carlton Street Harbord be Approved subject to the following special conditions and the attached standards conditions:

Condition No.1 to be replaced with the following:

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:

<i>Drawing No.</i>	<i>Drawing Title</i>	<i>Revision No.</i>	<i>Revision Date</i>	<i>Prepared By</i>
<i>0527.DA01</i>	<i>Site Plan + Site Analysis</i>	<i>B</i>	<i>25.04.2006</i>	<i>Liquid Architecture</i>
<i>0527.DA02</i>	<i>Ground Floor Plan</i>	<i>B</i>	<i>25.04.2006</i>	<i>Liquid Architecture</i>
<i>0527.DA03</i>	<i>First Floor Plan</i>	<i>A</i>	<i>19.09.2005</i>	<i>Liquid Architecture</i>
<i>0527.DA04</i>	<i>Elevations - east + north</i>	<i>A</i>	<i>19.09.2005</i>	<i>Liquid Architecture</i>
<i>0527.DA05</i>	<i>Elevations - west + south</i>	<i>B</i>	<i>25.04.2006</i>	<i>Liquid Architecture</i>
<i>0527.DA06</i>	<i>Section AA + Section BB</i>	<i>A</i>	<i>19.09.2005</i>	<i>Liquid Architecture</i>
<i>0527.DA07</i>	<i>Stormwater OSD Plan</i>	<i>A</i>	<i>19.09.2005</i>	<i>Liquid Architecture</i>
<i>0527.DA08</i>	<i>Existing Ground Floor Plan</i>	<i>A</i>	<i>19.09.2005</i>	<i>Liquid Architecture</i>
<i>0527.DA09</i>	<i>Existing First Floor Plan</i>	<i>A</i>	<i>19.09.2005</i>	<i>Liquid Architecture</i>

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)]*

The addition of the following new conditions No.45 as follows:

45. Construction Certificate for Modification

A Construction Certificate is required to be approved and issued by either Council or an Accredited Certifier, prior to the commencement of any works on the site on those parts of the building that are the subject of the modification.

***Reason:** Legislative requirements. [D3A]"*

This letter should therefore be read in conjunction with Development Consent 2005/0908 dated 27 February 2006. Please find attached a consolidated set of conditions incorporating both modifications of consent.

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 97(1) of the Environmental Planning and Assessment Act confers on the applicant who is not satisfied with the determination of the Consent Authority has a right of appeal to the Land and Environment Court exercisable within 12 months of receipt of this notice.

You may request the Council to review the determination of the application under Section 82A of the Environmental Planning & Assessment Act 1979. Any request to review the application must be within 12 months after the date of determination shown on this notice.

Should you have any further enquiries in connection with this matter, please contact the referred to Enquiry Officer.

The appropriately stamped plan/s to which the modification of consent has now been granted is available for collection at Councils Customer Service Centre. Please note that if you nominate Council to assess your Construction Certificate, associated forms and information regarding what to submit is also enclosed in the determination kit.

It is Council's policy not to forward these by mail to ensure safe receipt of these important documents. When collecting your Modified Consent and accompanying documents, please bring this letter with you for identification purposes. The Customer Service Centre is open between 8.30am and 5pm Monday to Friday (excluding Public Holidays).

Work must also be in accordance with the relevant MODIFIED conditions of the Development Consent.

Should you require any further information on this matter, please contact **Ritu Shankar** 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,

Keith Wright
Team Leader