

10 July 2008

Paul Joseph Fowler
20 Monash Parade
DEE WHY NSW 2099

2008/0147 MOD 2
LP (PAS)

Dear Sir / Madam,

**RE: NO. 20 MONASH PARADE, DEE WHY
MODIFICATION OF DEVELOPMENT CONSENT NO. 2006/0090
FOR THE DELETION OF AN AWNING AND ADDITION OF AWNING
TO THE REAR FAÇADE AND POOL FENCING**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 30 June 2008 and determined as follows:

➤ **Condition No. 1 to be replaced with:**

1a. Development in Accordance with Plans (S96 Amendments)

The development being carried out in accordance with plans Reference DA2006/0090 numbered as seen below:

Drawing No.	Drawing Title	Revision No.	Revision Date	Prepared By
DA-01	Site Analysis Plans	E	13-03-06	Gartner Trovato Architects
DA-02	Landscape Plan & Concept Stormwater Disposal Plan	E	13-03-06	Gartner Trovato Architects
DA-03	Ground Floor & First Floor Plans	F	29-03-06	Gartner Trovato Architects
DA-04	Elevations	F	19-04-06	Gartner Trovato Architects
DA-05	Sections & Perspectives	F	19-04-06	Gartner Trovato Architects

Except as modified by Modification 1 Reference 2008/0147 plans listed below (refer to the highlighted sections on the plans only):

Drawing No.	Drawing Title	Revision No.	Revision Date	Prepared By
DA-01	Site Analysis Plans	H	30.04.08	Gartner Trovato Architects
DA-04	Elevations	H	30.04.08	Gartner Trovato Architects

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

70. Use of awning to eastern façade as balcony prohibited

The use of the proposed awning to the eastern façade of the dwelling as a balcony at any time is prohibited by this condition. The enclosure of the area beneath the balcony is also prohibited to ensure compliance with plans submitted to Council.

Reason: *To maintain a reasonable level of privacy for neighbouring properties and ensure compliance with the plans submitted to Council (special).*

This letter should therefore be read in conjunction with Development Consent 2006/0090DA dated 8 May 2006 and Modification No. 1 dated 15 August 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 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 **Nancy Sample** 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

Ryan Cole
**Team Leader, Development Assessment
Planning & Development Services**

