

18 August 2006

Gartner Trovato Architects - Luke Trovato
PO Box 122
Mona Vale NSW 1660

2006/0090MOD1
CC (PAS)

Dear Sir / Madam,

**RE: 20 MONASH PARADE DEE WHY
MODIFICATION OF DEVELOPMENT CONSENT NO. 2006/0090**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **15 August 2006** and determined as follows:

“The Development Application No: 2006/90/1 for modification to approval of garage; internal layout; windows and deck, at Lot 43, DP 6167, 20 Monash Parade Dee Why be approved subject to the following conditions and the attached conditions:

Condition No. 1 to be replaced with:

1a Development in Accordance with Plans (S96 Amendments)

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>DA-01</i>	<i>Site Analysis Plans</i>	<i>E</i>	<i>13-03-06</i>	<i>Gartner Trovato Architects</i>
<i>DA-02</i>	<i>Landscape Plan & Concept Stormwater Disposal Plan</i>	<i>E</i>	<i>13-03-06</i>	<i>Gartner Trovato Architects</i>
<i>DA-03</i>	<i>Ground Floor & First Floor Plans</i>	<i>F</i>	<i>29-03-06</i>	<i>Gartner Trovato Architects</i>
<i>DA-04</i>	<i>Elevations</i>	<i>F</i>	<i>19-04-06</i>	<i>Gartner Trovato Architects</i>
<i>DA-05</i>	<i>Sections & Perspectives</i>	<i>F</i>	<i>19-04-06</i>	<i>Gartner Trovato Architects</i>

*except as modified by Modification 1 Reference 2006/0090/1 plans listed below
(refer to the highlighted sections on the plans only):*

Drawing No.	Drawing Title	Revision No.	Revision Date	Prepared By
DA-01	DA-Site Analysis Plans	G	26/06/2006	Gartner Trovato Architects
DA-02	DA- Landscape Plan & Concept Stormwater Disposal Plan	G	26/06/2006	Gartner Trovato Architects
DA-03	Ground & First Floor Plans	G	26/06/2006	Gartner Trovato Architects
DA-04	DA - Elevations	G	26/06/2006	Gartner Trovato Architects
DA-05	Sections & Perspectives	G	26/06/2006	Gartner Trovato Architects

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)]**

Additional Conditions to be added to Consent:

CONDITIONS THAT IDENTIFY APPROVED PLANS

1b. Compliance with notations in red on plans

Compliance with notations made in red on the face of the plans. Amended plans reflecting the required changes are to be submitted to and approved by the Accredited certifier prior to the issue of a Construction Certificate.

Reason: To ensure compliance with the conditions of this consent. **[Special Condition]**

CONDITIONS THAT REQUIRE SUBSIDIARY MATTERS TO BE COMPLETED PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

16b. Delete Deck Extension

Delete the proposed changes/extension to the ground floor deck adjacent to the swimming pool. Amended plans showing compliance with the requirements of this condition are to be submitted to and approved by the Accredited Certifier prior to the release of the Construction Certificate.

Reason: To ensure compliance with the built form controls in relation to the Side Boundary Setback. **[Special Condition]"**

This letter should therefore be read in conjunction with Development Consent 2006/0090 dated 8 May 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 **Monique Tite** 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,

Boris Bolgoff
Manager
Planning and Assessment Services