

18 November 2013



Maurice Sartorelli
South Water Design 1 Stan Street
WILLOUGHBY NSW 2068

Dear Sir/Madam

Application Number: Mod2013/0198
Address: Lot 1 DP 867107
788 Pittwater Road
BROOKVALE NSW 2100
Proposed Development: Modification of Development Consent DA2012/0168 granted for Demolition Works, Alterations and Additions to existing building and Construction of new development for Use as a Vehicle Sales or Hire Premises and Vehicle Repair Station and Signage

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,

Mitchell Drake
Development Assessment Officer

NOTICE OF DETERMINATION

Application Number:	Mod2013/0198
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Maurice Sartorelli
Land to be developed (Address):	Lot 1 DP 867107 , 788 Pittwater Road BROOKVALE NSW 2100 Lot 78 DP 793530 , 5 - 9 Carter Road BROOKVALE NSW 2100 Lot 12 DP 9504 , 238 Harbord Road BROOKVALE NSW 2100
Proposed Development:	Modification of Development Consent DA2012/0168 granted for Demolition Works, Alterations and Additions to existing building and Construction of new development for Use as a Vehicle Sales or Hire Premises and Vehicle Repair Station and Signage

DETERMINATION - APPROVED

Made on (Date)	18/11/2013
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1B - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
CCA - 20/ 5 Carter Road Elevations Sheet 1 of 2	06/05/2013	AS Architects

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Modify Condition No.18. Height of performance wall - to read as follows:

18. Height of performance wall

The maximum height of the 'Performance Wall' as indicated on the amended plans is not to exceed a maximum RL37500.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Interim/Final Occupation Certificate.

Reason: To maintain compliance with WLEP 2011

Important Information

This letter should therefore be read in conjunction with DA2012/0168 Dated 02/07/2012.

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 Mitchell Drake, Development Assessment Officer

Date 18/11/2013