

11 August 2008

Alexandra Marjorie Josephine Brunning
9 Tango Avenue
Dee Why NSW 2099

MOD2008/0173
CC (PDS)

Dear Sir / Madam,

**RE: 9 TANGO AVENUE DEE WHY
MODIFICATION OF DEVELOPMENT CONSENT NO. 2006/0585**

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **4 August 2008** and determined as follows:

- "A. That the Development Application No: 2007/0585 be modified by Section 96(1A) Development Application No. mod2008/0173 to include amended relative levels to the eaves and ridge levels and a height increase to approved windows and the addition of solar panels to the existing roof to the approved dwelling at Lot 47, DP 8139, 9 Tango Avenue, Dee Why be approved subject to the modifications:

Modification of Condition No 1 to read:

1. 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:

Drawing Number	Dated
1, 2, 3, 4, 5 Revision B	10/10/06

Except as modified by Modification 2 Reference mod2008/0173 plans listed below (refer to the highlighted sections on the plans only):

Drawing Number	Dated
Drawings numbered 1-5 by Pragmatic Designers Pty Ltd – Revision C	06.06.08

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)]"*

This letter should therefore be read in conjunction with Development Consent 2006/0585 dated 13 December 2006 and Mod 1 dated 14 November 2007. 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

Enquiries: Nancy Sample, 9942 2111.

