

20 March 2013

Gartner Trovato Architects
PO Box 1122
MONA VALE NSW 1660

Dear Sir/Madam

Application Number: Mod2013/0031
Address: Lot 25 DP 14040
38 Carrington Parade
CURL CURL NSW 2096
Proposed Development: Modification of Development Consent DA2011/0979 granted for
Demolition of an existing house and construction of a new
dwelling

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:	Mod2013/0031
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Gartner Trovato Architects
Land to be developed (Address):	Lot 25 DP 14040 , 38 Carrington Parade CURL CURL NSW 2096
Proposed Development:	Modification of Development Consent DA2011/0979 granted for Demolition of an existing house and construction of a new dwelling

DETERMINATION - APPROVED

Made on (Date)	20/03/2013
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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
S96.01 Site Plan/ Site Analysis Issue B	19/02/2013	Gartner Trovato 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. Add Condition No.1C - Deletion of Parking Area

No approval is granted under this Development Consent for any formal parking areas within the primary front setback of the subject site off Carrington Parade, including grass cells, concrete rings or any other synthetic surface. The proposed parking area as shown on the plans is to be deleted and the area is to be maintained as landscaped open space.

Reason: To ensure compliance with WLEP. (DACPLB04)

C. Delete Condition 18. Reinstatement of Kerb

CONDITION 18. - DELETED

Important Information

This letter should therefore be read in conjunction with DA2011/0979 dated 28 September 2011 and MOD2012/0168 dated 18 September 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 20/03/2013