

10 December 2009

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P R Moore
C/- P S Architects
115/22 Mountain Street
ULTIMO NSW 2007

Dear Sir / Madam,

RE: Modification Application No: Mod2009/0267 - (DA2007/0889)
Description: Modification of Consent No. 2007/0889 (Alterations & additions to a dwelling) to relocate a bathroom & various window & roof changes
Address: 98 Booralie Road TERREY HILLS NSW 2084

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on **4 December 2009** as follows:

Condition 1 to be amended to read as follows:

1. Approved Plans and Supported 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 No.	Title	Revision	Date	Drawn by
DA01	Site Plan & Drawing List	B	September 2009	Palfreeman Sweeney
DA02	Plans, Sections, Elevations	B	September 2009	Palfreeman Sweeney
DA03	Elevations	1	September 2009	Palfreeman Sweeney

No building 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.*

Condition 1A to be added:

1A. Modification to Window Design

The WINDOWS located at the upper levels of the development, upon the WESTERN> building elevation off the Gym bathroom as shown on the approved plans, shall be constructed of fixed translucent glazing.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: *In order to maintain privacy to the adjoining / nearby property.*

This letter should therefore be read in conjunction with Development Consent DA2007/0889 dated 7 November 2007.

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 **Mitchell Drake** 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 E-Services System at www.warringah.nsw.gov.au.

Yours faithfully

Mitchell Drake
Development Assessment Officer
Planning and Development Services

