

6 July 2012

130101212021010023032112112200213

Mr John Wright
37 Mckillop Road
BEACON HILL NSW 2100

Dear Sir/Madam

Application Number:	Mod2012/0050
Address:	Lot 7 DP 6953 137 Oaks Avenue DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2011/0120 for demolition works and construction of a dwelling house and fencing

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,

Teresa Gizzi

NOTICE OF DETERMINATION

Application Number:	Mod2012/0050
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Mr John Wright
Land to be developed (Address):	Lot 7 DP 6953 , 137 Oaks Avenue DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2011/0120 for demolition works and construction of a dwelling house and fencing

DETERMINATION - APPROVED

Made on (Date)	06/07/2012
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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
09-10-OAK 1B	16-01-12	Network Design
09-10-OAK 2B	16 -01-12	Network Design
09-10-OAK 3B	16-01-12	Network Design
09-10-OAK 4B	16-01-12	Network Design
09-10-OAK 5B	16-01-12	Network Design
09-10-OAK 6B	16-01-12	Network Design
09-10-OAK 7B	22-09-11	Network Design
09-10-OAK 8B	16-01-12	Network Design

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in

writing by Council.

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

d) No works are to occur prior to the issue of a construction certificate.

d) The development is to be undertaken generally in accordance with the following:

Landscape Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
09-10-OAK 9B	16-01-12	Network Design

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

B. Add Condition No. 1C - Solar Panels to read as follows:

No consent is granted for the relocation of the approved solar panels to the northern roof face as shown on the Modification Approval MOD2012/0050.

Details demonstrating compliance including deletion of the solar panels from the northern roof face are to be provided to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To minimise the visual impact of the development on the streetscape.

Important Information

This letter should therefore be read in conjunction with REV2011/0022 dated 20 May 2011.

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 **Teresa Gizzi,**

Date **06/07/2012**