

27 October 2011



Watershed Design
Studio 8/200 Pittwater Road
MANLY NSW 2095

LP (SDS)

Dear Sir / Madam,

RE: Modification Application No: Mod2011/0199 - (DA2010/1190)
Description: Modification of Development Consent DA2010/1190 granted for Demolition works, construction of a dwelling house, swimming pool and front fencing
Address: 26 Duncan Crescent COLLAROY PLATEAU

We are writing to advise that the request to modify the above-mentioned Development Consent has been approved on 25 October 2011 as follows:

- Modification of **Condition No. 1** to read as follows:

1. Approved Plans and Supporting Documentation

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

Architectural Plans - Endorsed with Council's stamp		
<i>Drawing No.</i>	<i>Dated</i>	<i>Prepared By</i>
<i>A01 Revision H</i>	<i>30/07/2010</i>	<i>Watershed Design</i>
<i>A02 Revision H</i>	<i>30/07/2010</i>	<i>Watershed Design</i>
<i>A03 Revision H</i>	<i>30/07/2010</i>	<i>Watershed Design</i>
<i>A04 Revision H</i>	<i>30/07/2010</i>	<i>Watershed Design</i>
<i>A05 Revision H</i>	<i>30/07/2010</i>	<i>Watershed Design</i>
<i>A06 Revision H</i>	<i>30/07/2010</i>	<i>Watershed Design</i>

Except as modified by the following plans:

Architectural Plans				
Drawing	Title	Rev	Date	Drawn By
S96 – 01	Sub Floor Plan	A	29 August 2011	Watershed Design
S96 – 02	Ground Floor Plan	A	29 August 2011	Watershed Design
S96 – 03	Section 1	A	29 August 2011	Watershed Design
S96 – 04	North & South Elevations	A	29 August 2011	Watershed Design
S96 – 05	East & West Elevations	A	29 August 2011	Watershed Design

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

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

Landscape Plans - Endorsed with Council's stamp		
Drawing Number	Dated	Prepared By
Job Ref: 10/1451/DA1 Issue E Sheet 1 of 2	26/07/2010	Paul Scrivener Landscape Architect

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

- Modification of **Condition No. 2** to read as follows:

2. Compliance with External Department, Authority or Service Requirements

The development must be carried out in compliance with the following:

External Department, Authority or Service	E-Services Reference	Dated
Energy Australia	DA2010/1190	4 August 2010
NSW Rural Fire Service	DA2010/1190	14 September 2010

(NOTE: For a copy of the above referenced document/s, please see Council's 'E-Services' system at www.warringah.nsw.gov.au)

Reason: *To ensure the work is carried out in accordance with the determination and the statutory requirements of External Department, Authority or Bodies. (DACPLB02)*

- Amend **Condition No. 8** to read as follows:

8. Modification to Front Fencing and Gas/Water Cupboard

The proposed front fence and the enclosure for the gas and water services (including the brick pillars, pedestrian entry and sliding gate structures) are to be a maximum of 1.65 metres when measured from the existing ground level.

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

Reason: *In order to maintain a cohesive streetscape, the enablement of casual visual surveillance of public open spaces and consistency with the provisions of Warringah Local Environment Plan 2000. (DACPLC08)*

This letter should therefore be read in conjunction with Development Consent DA2010/1190 dated 15 October 2010.

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.

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.



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 Applications (eServices) at www.warringah.nsw.gov.au.

Yours faithfully

Mitchell Drake
Development Assessment Officer
Strategic and Development Services

