

8 October 2014



Sekisui House Services (Nsw) P/L
Po Box 827
NORTH RYDE BC NSW NSW 1670

Dear Sir/Madam

Application Number: Mod2014/0194
Address: Lot 22 DP 20287 , 21 Dawes Road, BELROSE NSW 2085
Proposed Development: Modification of Development Consent DA2013/1415 granted for Construction of a dwelling house

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,

Keith Wright
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2014/0194
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Sekisui House Services (Nsw) P/L
Land to be developed (Address):	Lot 22 DP 20287 , 21 Dawes Road BELROSE NSW 2085
Proposed Development:	Modification of Development Consent DA2013/1415 granted for Construction of a dwelling house

DETERMINATION - APPROVED

Made on (Date)	08/10/2014
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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
01-2, 2 of 18 Site Plan	Amendment 5, 29/08/14	Sekisui House
01-3, 3 of 18 Site Works	Amendment 5, 29/08/14	Sekisui House
01-4, 4 of 18 Driveway Details	Amendment 5, 29/08/14	Sekisui House
02-1, 5 of 18 Ground Floor Plan	Amendment 5, 29/08/14	Sekisui House
02-2, 6 of 18 First Floor Plan	Amendment 5, 29/08/14	Sekisui House
03-1, 7 of 18 External Elevations	Amendment 5, 29/08/14	Sekisui House
03-2, 8 of 18 External Elevations	Amendment 5, 29/08/14	Sekisui House
03-3, 9 of 18 External Elevations/Sections	Amendment 5, 29/08/14	Sekisui House

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

Important Information

This letter should therefore be read in conjunction with DA2013/1415 dated 28/02/14.

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 Keith Wright, Planner

Date 08/10/2014