

Ionic Management
PO Box 3877
SYDNEY NSW 2000

D327/15
SMC1(CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
(AS AMENDED)**

**Notice to Applicant of Determination of Request
to Modify a Development Consent**

On 9 April 2018, the Sydney North Planning Panel, as the consent authority, approved 2017SNH085 - North Sydney Application No. 327/15/8.

Pursuant to Section 4.55 of the Act, notice is hereby given of the determination by the consent authority of your request for a modification to Development Consent No. **327/15** and registered in Council's records as Application No. **327/15/8** relating to the land described as **101-111 Willoughby Road, Crows Nest**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 13 July 2017, has been determined in the following manner: -

(A) To **add** the following condition:

Development in Accordance with Plans (S4.55 Amendments)

A4. The development being carried out in accordance with plans identified in Condition A1 of the consent and endorsed with Council's approval stamp, except as modified by the modifications shown on:

Plan No.	Issue	Title	Drawn by	Received
3844_DA003	E	Site Plan	Nettleton Tribe	20/2/18
3844_DA015	E	Upper Ground Plan	Nettleton Tribe	21/11/17
3844_DA016	H	Level 1 Plan	Nettleton Tribe	21/11/17
3844_DA017	I	Level 2 Plan	Nettleton Tribe	21/11/17
3844_DA018	I	Level 3 Plan	Nettleton Tribe	20/2/18
3844_DA019	F	Level 4 Plan	Nettleton Tribe	20/2/18
3844_DA020	E	Roof Plan	Nettleton Tribe	20/2/18
3844_DA021	G	North & South Elevations	Nettleton Tribe	20/2/18
3844_DA022	G	East & West Elevations	Nettleton Tribe	20/2/18
3844_DA031	E	Section A & B	Nettleton Tribe	20/2/18
3844_DA032	E	Section C & D	Nettleton Tribe	20/2/18

3844_DA033	E	Section E	Nettleton Tribe	20/2/18
3844_DA034	B	Cross Ventilation Sections	Nettleton Tribe	20/11/17
3844_DA041	G	External Finishes Schedule 01	Nettleton Tribe	20/2/18
3844_DA042	G	External Finishes Schedule 02	Nettleton Tribe	20/2/18
3844_DA061	D	Unit Type Plans 01	Nettleton Tribe	20/2/18
3844_DA062	E	Unit Type Plans 02	Nettleton Tribe	20/2/18
3844_DA063	D	Unit Type Plans 03	Nettleton Tribe	20/2/18

except as amended by the following conditions and this consent.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

(B) To **modify** the following condition so as to read as follows:

BASIX

C57. Under clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. (732954M_03) for the development are fulfilled. Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure the proposed development will meet the Government’s requirements for sustainability and statutory requirements)

The conditions attached to the original consent for Development Application No. 327/15 by endorsed date of 13 July 2017 still apply.

ADVISINGS

(a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact **Susanna Cheng**. However, if you wish to pursue your rights of appeal in the Land and Environmental Court pursuant to Section 8.7 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that Council generally seeks resolution of such appeals through a Section 34 Conference, instead of a full Court hearing, subject to any further advice to the contrary from Council’s Solicitors and senior staff. Such an approach is less adversarial, it achieves a quicker decision than would be the case through a Court hearing and it can give rise to considerable cost and time savings for all parties involved. The use of the Section 34 Conference approach requires the appellant to agree, in advance and in writing, that the Court appointed assessor will be given the full authority to completely determine the matter at the conference.

- (b) Prior to commencing any building, subdivision or associated constructions works, the following provisions of the Environmental Planning and Assessment Act 1979 (the ‘Act’) are to be complied with:
- (i) A Construction Certificate is to be obtained in accordance with Section 6.3 of the Act.
 - (ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act.
 - (iii) Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 6.6(2)(a) of the Act.
- (c) You are advised that changes to the external configuration of the building, changes to the site layout, density and unit configuration internal changes to the proposed building or any changes to the proposed operation of a use **MAY** require the submission of a further modification under Section 4.55 of the Environmental Planning & Assessment Act, 1979 (as amended). Council staff would be pleased to assist in identifying such changes which may require the submission of a modification of a Development Application under Section 4.55 of the Environmental Planning and Assessment Act, 1979.

DATE

Signature on behalf of consent authority
DAVID HOY
TEAM LEADER (ASSESSMENTS)