

Development Consent No. 340/16

Section 4.55 Application

Applicant's Name

Core Sites Pty Ltd

Land to which this applies

102 Macpherson Street, Cremorne
Lot No.: 0, SP: 9110

Proposal

To modify consent for alterations and additions to the existing residential flat building, expansion of the existing ground floor level to provide a new 2 bedroom apartment, and construction of a 3 bedroom dwelling house towards the rear of the site and two x 2 car stackers at the front. Strata subdivision.

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. **340/16** and registered in Council's records as Application No. **340/16/4** relating to the land described as **102 Macpherson Street, Cremorne**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 1 February 2017, has been determined in the following manner:

To delete condition A3, A4 and C20 and add the following new conditions namely:

External Finishes & Materials

- A3. External finishes and materials must be in accordance with the submitted schedule shown on plan numbered DA501B, prepared by Cracknell & Lonergan and received by Council on 28 November 2016, **as amended by plans numbered S96-301C and S96-302C, prepared by Cracknell & Lonergan and received by Council on 10 July 2018**, unless otherwise modified by Council in writing.

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

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
S96-102	B	Level 2 Plan	Cracknell & Lonergan	1 May 2017
S96-201	B	Sections	Cracknell & Lonergan	1 May 2017
11416SP	-	Draft Strata Plan Sheet 1	Adam Clerke	1 May 2017
11416SP	-	Draft Strata Plan Sheet 2	Adam Clerke	1 May 2017

AND

Plan No.	Issue	Title	Drawn by	Received
S96-103	B	Level 3 Plan	Cracknell & Lonergan	4 September 2017
S96-104	B	Level 4 Plan	Cracknell & Lonergan	4 September 2017
S96-201	B	Sections	Cracknell & Lonergan	4 September 2017
S96-301	B	North & South elevations	Cracknell & Lonergan	4 September 2017
S96-302	B	East & West elevations	Cracknell & Lonergan	4 September 2017
11416SP	-	Draft Strata Plan Sheet 1	Adam Clerke	4 September 2017
11416SP	-	Draft Strata Plan Sheet 2	Adam Clerke	4 September 2017

AND

Plan No.	Issue	Title	Drawn by	Received
S96-101	C	Level 1 Plan	Cracknell & Lonergan	10 July 2018
S96-102	C	Level 2 Plan	Cracknell & Lonergan	10 July 2018
S96-103	C	Level 3 Plan	Cracknell & Lonergan	10 July 2018
S96-104	C	Level 4 Plan	Cracknell & Lonergan	10 July 2018
S96-105	C	Roof Plan	Cracknell & Lonergan	10 July 2018
S96-201	C	Sections	Cracknell & Lonergan	10 July 2018
S96-301	C	North & South Elevations	Cracknell & Lonergan	10 July 2018
S96-302	C	East & West Elevations	Cracknell & Lonergan	10 July 2018

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)

BASIX Certificate

C20. 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.262019_03 and 764436M_02** 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)

Reason for approval

The proposed modifications are considered to be generally consistent with the originally approved development application and s.4.55 of the EP & A Act 1979. Furthermore, the modifications do not result in any material amenity impact to adjoining properties or the surrounding area. The proposed modifications are consistent with the reasons for the granted of development consent to the originally approved development and is considered to be acceptable.

Having regard to the provisions of section 4.55 & 4.15(1) of the Environmental Planning and Assessment Act 1979, the proposed development as modified is substantially the same development as originally consented to. The application is therefore recommended for **approval**.

How were community views taken into account in making the decision

The owners of adjoining properties and the Willoughby Bay Precinct were notified of the proposed modification on 20 July 2018. The notification resulted in no submissions.

The conditions attached to the original consent for Development Application No. 340/16 by endorsed date of 1 February 2017 still apply.

ADVISINGS

- (a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact **the undersigned**. 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) Pursuant to Section 8.2, an applicant is able to request Council to review its determination. An application for a review under Section 8.2 of the Act must be made no later than 28 days after the date on which the application for the modification of the development consent was determined.
- (c) 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.
- (d) 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 & Assessment Act.

DATE

Signature on behalf of consent authority
GEOFF MOSSEMENEAR
EXECUTIVE PLANNER