

Development Consent No. 274/18

Section 4.55 Application

Applicant's Name

Stephen Alexander Mackay

Land to which this applies

6/1B Hazelbank Road, Wollstonecraft
Lot No. 6, DP 12299

Proposal

To modify consent for alterations and additions to existing loft level and addition of Skillion Roof Dormer and windows at rear.

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. **274/18** and registered in Council's records as Application No. **274/18/2** relating to the land described as **6/1B Hazelbank Road, Wollstonecraft**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 8 October 2018, has been determined in the following manner:

To replace condition A1 with the following new condition namely:

Development in Accordance with Plans/documentation

- A1. The development must be carried out in accordance with the following drawings and documentation and endorsed with Council's approval stamp, except where amended by the following conditions of this consent.

Plan No.	Issue	Title	Drawn by	Received
18/47.1	4.55	Site Plan	Tony Martin Planning	17 December 2018
18/47.2	4.55	Floor Plans	Tony Martin Planning	17 December 2018
18/47.3	4.55	West Elevation & Section	Tony Martin Planning	17 December 2018
18/47.4	4.55	East & South Elevations	Tony Martin Planning	17 December 2018

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

Reason for approval

The proposed modifications are considered to be generally consistent with the originally approved development application and S4.55 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 the adjoining property directly affected by the change (1/8-10 Moreton Street) was advised in writing and invited to comment on 20 December 2018. The notification resulted in no submissions.

The conditions attached to the original consent for Development Application No. 274/18 by endorsed date of 8 October 2018 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