

Development Consent No. 405/18

Section 4.55 Application

Applicant's Name

Victoria Plaza Holdings Pty Ltd

Land to which this applies

1 Denison Street, North Sydney (AKA 77 Berry Street)
Lot No.:3 DP: 1078998

Proposal

To modify consent for fitout and use of restaurant and bar.

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. **405/18** and registered in Council's records as Application No. **405/18/2** relating to the land described as **1 Denison Street, North Sydney (AKA 77 Berry Street)**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 8 February 2019, has been determined in the following manner:

To delete conditions A1 and I2 and insert the following new conditions:

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
DA 08	D	Existing plan	Guru Projects Pty Ltd	25 February 2019
DA 05	B	Proposed plan left side	Guru Projects Pty Ltd	30 November 2018
DA 06	B	Proposed plan right side	Guru Projects Pty Ltd	30 November 2018
DA 07	B	Elevations 1 & 2	Guru Projects Pty Ltd	30 November 2018
DA 08	B	Elevation 3	Guru Projects Pty Ltd	30 November 2018
DA 09	B	Elevation 4	Guru Projects Pty Ltd	30 November 2018

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

Hours of Operation

I2. The hours of operation are restricted to:

7.30am to 12 midnight – Monday to Saturday
8am to 10pm – Sunday

Upon expiry of the permitted hours:

- (a) all service must immediately cease;
- (b) no person shall be permitted entry; and
- (c) all customers on the premises must be required to leave within the following half hour.

(Reason: To ensure that amenity of the surrounding locality is maintained and

Reason for approval

The proposed modifications are considered to be 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 application did not require notification under Council's policy

The conditions attached to the original consent for Development Application No. 405/18 by endorsed date of 8 February 2019 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