

Pamela May Edmonds  
124A Wycombe Road  
NEUTRAL BAY NSW 2089

D413/18  
S8.2-1/19  
LH (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED**  
**Notice to Applicant of Review Determination of a Development Consent – Approval**

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**Review of Determination Number:** 1/19 (DA No. 413/18)

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**Land to which this applies:** 124A Wycombe Road, Neutral Bay  
Lot No.: 1, DP: 790993

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**Applicant:** Pamela May Edmonds

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**Proposal:** Review of Determination to impose Condition C1 under DA413/18.

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Pursuant to Section 8.5 of the Act, notice is given that Section 8.2 Review of Development Consent No. **413/18** for the above proposal was determined by Council. Approval has been granted for **alterations and additions to a dwelling** on land described as **124A Wycombe Road, Neutral Bay** as follows:

1. *That the description of the development (proposal) be amended to ‘An extended terrace, pergola and associated landscaping works within the front setback of a dwelling house’.*
2. *That condition C1 be deleted.*
3. *That additional condition A4 be imposed as follows:*

**External Finishes and Materials**

- A4. External finishes and materials must be in accordance with the submitted schedule ‘*External materials, finishes and colour schemes*’ prepared by Kerrie Pook Landscape Design and dated 15 November 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)

**4. That additional condition C6 be imposed as follows:**

**Pergola to be provided with plantings**

C6. The pergola structure shall be provided and maintained with appropriate plantings.

The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition prior to the release of the Construction Certificate.

(Reason: To comply with the terms of this development consent and streetscape)

**5. That Condition G4 (Compliance with Certain conditions) be deleted.**

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The review of determination relates only to Condition C1. The proposed pergola will have an acceptable impact on the Conservation Area given the generous front setback and the impacts are considered to be reversible.

**Reason for approval:**

Having regard to the provisions of Sections 8.3 and 4.15 of the EP&A Act 1979 (as amended), the application is considered to be satisfactory and is, therefore, recommended for **approval to delete condition C1 and impose additional conditions to address issues outlined in this report.**

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**How community views were taken into account:**

Adjoining properties and the Harrison/Bennet Precinct were notified of the proposed development between 3-17 May 2019. A notice was placed in the Mosman Daily on 2 May 2019. No submissions were received.

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The conditions attached to the original consent for Development Application 413/18 by endorsed date of 20 March 2019 still apply.

**Endorsed for and on behalf of North Sydney Council**

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DATE

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Signature on behalf of consent authority  
LARA HUCKSTEPP  
**EXECUTIVE PLANNER**