

Triaxial Consulting
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SOUTH SYDNEY NSW 1235

D293/19
RP (CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
NOTICE OF DETERMINATION – Refusal**

*Issued under Section 4.18 of the Environmental Planning and Assessment Act 1979 (“the Act”).
Clause 100 of the Environmental Planning and Assessment Regulation 2000 (“the Regulation”)*

Development Application Number: 293/19

Land to which this applies: 7 Anderson Street, Neutral Bay
Lot No.: 0, SP: 576

Applicant: Triaxial Consulting

Proposal: New sliding doors and glass balustrades to existing balconies to Unit 46 (Lot 19) and Unit 66 (Lot 31)

Determination of Development Application: The development application was considered by the **North Sydney Local Planning Panel (NSLPP)** on 4 December 2019. Subject to the provisions of Section 4.17 of the Environmental Planning and Assessment Act 1979, the subject application has been refused for the reasons stated below.

Date of Determination: 4 December 2019

Reason for refusal:

- The proposal is inconsistent with the existing development approval for the overall building which provides for a consistent approach for the necessary works to the building including balconies.
 - The current proposal introduces an ad-hoc change not anticipated by the comprehensive approved plan. In urban design terms this is not appropriate and may also cause issues with construction, fire separation and waterproofing.
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How community views were taken into account:

The subject application was notified to adjoining properties and the Neutral Precinct Committee seeking comment between 11 October 2019 and 25 October 2019. The submissions received by Council were addressed in the NSLPP report (see Council's website: https://www.northsydney.nsw.gov.au/Council_Meetings/Meetings/NSLPP/2019/4_December_2019)

Review of determination and right of appeal:

Within 6 months after the date of notification of the decision, a review of this determination can be requested under Division 8.2 of the Act or an appeal to the Land and Environment Court made pursuant to the provisions of Section 8.7 of the Act. A review of determination should be lodged as soon as possible, and preferably no later two months after the date of notification of the decision to enable the review to be completed within the six-month period.

Endorsed for and on behalf of North Sydney Council

DATE

Signature on behalf of consent authority
ROBYN PEARSON
TEAM LEADER ASSESSMENTS
