

Studio Prineas
Studio 504, 19A Boundary Street
RUSHCUTTERS BAY NSW 2011

D285/17
MD1(CIS)

**ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AS AMENDED
SECTION 4.55 MODIFICATION 285/17/3 – APPROVAL**

Development Consent Number: 285/17/3

Land to which this applies: 25A Dumbarton Street, McMahons Point
Lot No.: 1, SP: 37518

Applicant: Studio Prineas

Proposal: 02-02 Landscape Plan was erroneously omitted from the Approved Stamped Plans – Request for modification to the Consent to remove any reference to this plan.

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. **285/17** and registered in Council's records as Application No. **285/17/3** relating to the land described as **25A Dumbarton Street, McMahons Point**.

Your request for the modification of the Development Consent as set out in Notice of Determination dated 6 December 2017, has been determined in the following manner: -

1. **To amend condition no. A# of the consent and to correct the numbering of the condition to read as follows:**

A7. Development in Accordance with Plans (S4.55 Amendments)

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 in colour on drawings numbered 02-01A dated 30/07/2019, 02-02A dated 30/07/2019, 02-03A dated 30/07/2019, 02-04 dated 19/06/2019, 02-05 dated 19/06/2019, 02-06 dated 19/06/2019, 02-07A dated 30/07/2019, 02-08A dated 30/07/2019, 02-09 dated 19/06/2019, 02-10 dated 19/06/2019, and 02-11 dated 19/06/2019, drawn by Architect Prineas, and received by Council on 01/08/2019 and 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)

Reason for approval:

The application proposes to modify Development Consent 285/17/2 to remove reference to the Landscape Plan. The Ground Floor Plan includes the same landscaping detail as the Landscape Plan, thus making the latter superfluous.

How community views were taken into account:

The application solely pertains to an administrative matter. In accordance with Council's Community Engagement Protocol, the subject application was not required to be notified. Existing consent conditions also ensure that there are no unreasonable impacts to the site, neighbouring properties and local area.

The conditions attached to the original consent for Development Application No. 285/17 by endorsed date of 6 December 2017 still apply.

ADVISINGS

- (a) Council is always prepared to discuss its decisions and in this regard, please do not hesitate to contact Michael Doyle. 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.
- (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 Certifier 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.

Endorsed for and on behalf of North Sydney Council

DATE

Signature on behalf of consent authority
DAVID HOY
TEAM LEADER(ASSESSMENTS)